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HAMILTON - WENTWORTH

REGIONAL OFFICIAL PLAN

AMENDMENTS

1992

This Consolidation of the By-law is prepared for convenience only, for accurate reference, please, check the original By-law. #55 missing Apr. 193

Authority:

Economic Development and Planning Committee, Item 3 a CM June 2, 1992

PROPOSED AMENDMENT NO. 52

TO

THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

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1992 May 11





THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-068

BEING A BY-LAW TO ADOPT AMENDMENT NO. 52 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act, 1983</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text and schedules attached hereto and so designated is hereby adopted as Amendment No. 52 to the Official Plan for the Hamilton-Wentworth Planning Area.
- THAT the Clerk of the Region is hereby directed to forward Amendment No. 52 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text and schedules attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 2nd day of June , 1992.

Clerk



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PART I - THE CERTIFICATION

AMENDMENT NO. 52

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 52 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text and schedules, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92- 068 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 2nd day of June , 1992.

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 52 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 52 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

The purpose of this amendment is to incorporate the remaining Rural Lakeshore Area in the City of Stoney Creek into the Urban Policy Area; to amend the Lakeshore Policy Area policies to reflect this change; and to modify the schedules of the Plan accordingly. The intent is to incorporate all remaining rural lands east of Jones Road and north of the Queen Elizabeth Way into the Urban Area and place them into Lakeshore Policy Area "B".

4. LOCATION OF THE AMENDMENT:

The principal lands affected by this Amendment are located on the lakeshore of the City of Stoney Creek, between Jones Road and Lewis Road and north of the Queen Elizabeth Way. These lands form Part of Lots 7 to 12, Broken Front Concession, in the former Township of Saltfleet, now in the City of Stoney Creek, and comprise an area of approximately 75 hectares (185 acres). Also included in this Amendment are those lands north of the Queen Elizabeth Way and east of Lewis Road which are not now in the Urban Area and not dealt with by Amendment No. 57. These lands total approximately 40 hectares (98 acres) in three parcels:

- a) From east of Lewis Road to the current North Winona Urban Area westerly limit;
- b) From the easterly limit of the North Winona Urban Area to the westerly limits of the lands dealt with by Amendment No. 57 (generally along Creanona Boulevard);
- c) From the southerly limit of the lands dealt with by Amendment No. 57 (generally along the rear of properties on the north side of Baseline Road) to the Queen Elizabeth Way.

The location of these lands is shown on the schedules of Part III and in the attached appendix being Part IV of this Amendment. The Winona Urban Area as shown on the maps and schedules is intended to indicate only the general area of the community. Actual boundaries and limits of the Winona Urban Area are shown on Schedule "A2" of the City of Stoney Creek Official Plan, in accordance with Hamilton-Wentworth Official Plan Policy 15.1.5.

5. BASIS OF THIS AMENDMENT:

Planning Initiatives Ltd., on behalf of property owners in the area, submitted an application for incorporation of the principal part of the subject lands into the Urban Area. The Region has committed to providing parts of the area with urban services because of problems with private services due to the density of the existing residential development. The City of Stoney Creek requires additional lands to meet Provincial policy guidelines for supplies of developable land and is developing a Secondary Plan with full urban services for the area, to be known as the Trillium Neighbourhood.

Regional Council endorsed the inclusion of the Lakeshore Area into the Urban Policy Area on 7 May 1991. Placing the area into Lakeshore Policy Area "B" will allow Site Plan Control to be implemented throughout the lakeside district. It is therefore appropriate that the Region amend the Hamilton-Wentworth Official Plan to change the designation of these lands to "Urban Area". The balance of the lands covered by this Amendment are parcels north of the Queen Elizabeth Way which are to be included into the Urban Area and are not covered by any other Amendment.

PART III - THE AMENDMENT

1. INTRODUCTION:

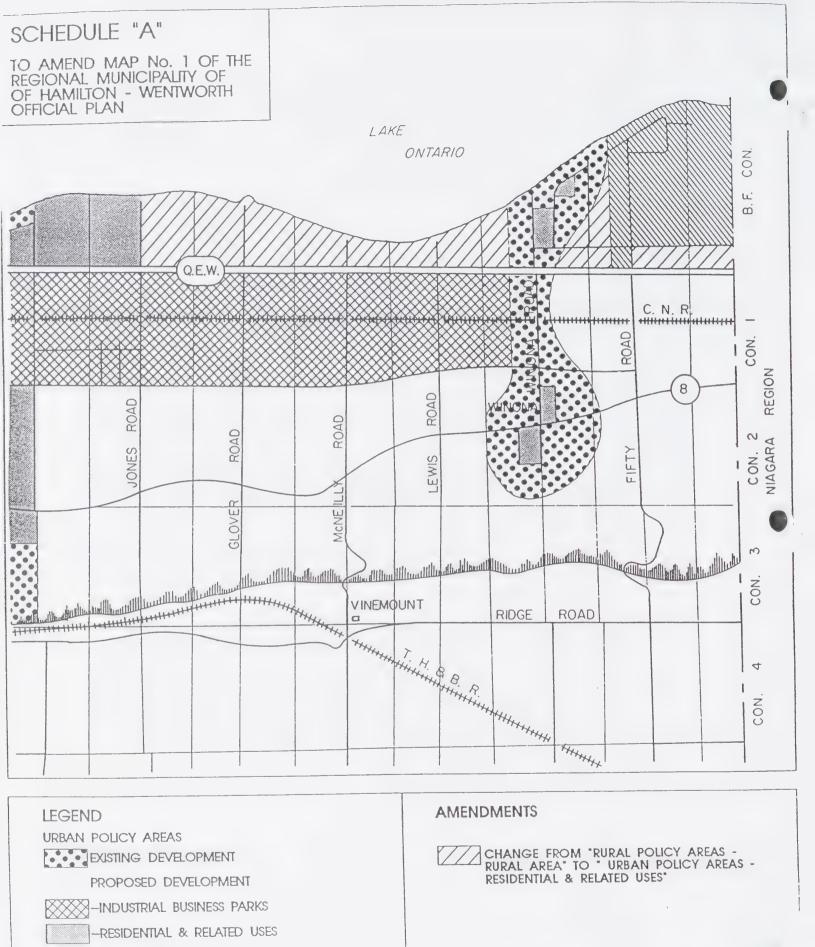
The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text and schedules, constitutes <u>Amendment</u> No. 52 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. **DETAILS OF THE AMENDMENT:**

SCHEDULE CHANGES

The Region of Hamilton-Wentworth Official Plan is hereby amended by the following schedule changes:

- (a) Map No. 1 "The Regional Development Pattern", a portion of which is attached hereto as Schedule "A", is hereby amended by changing the identified lands from "Rural Areas" to "Residential and Related Uses".
- (b) Map No. 3 "Lakeshore Policy Areas", a portion of which is attached hereto as Schedule "B", is hereby amended by changing the identified lands from Policy Area "A" to Policy Area "B".
- (c) <u>Map No. 6</u> "Staging of Development", a portion of which is attached hereto as Schedule "C", is hereby amended by adding the identified lands to "Stage 1".
- (d) Map No. 7 "Agricultural Lands and Niagara Escarpment", a portion of which is attached hereto as Schedule "D", is hereby amended by deleting the identified lands from "Prime Agricultural Lands", and by deleting the identified lands from "Example of Specialty Crop Areas (Tender Fruit Soils)".

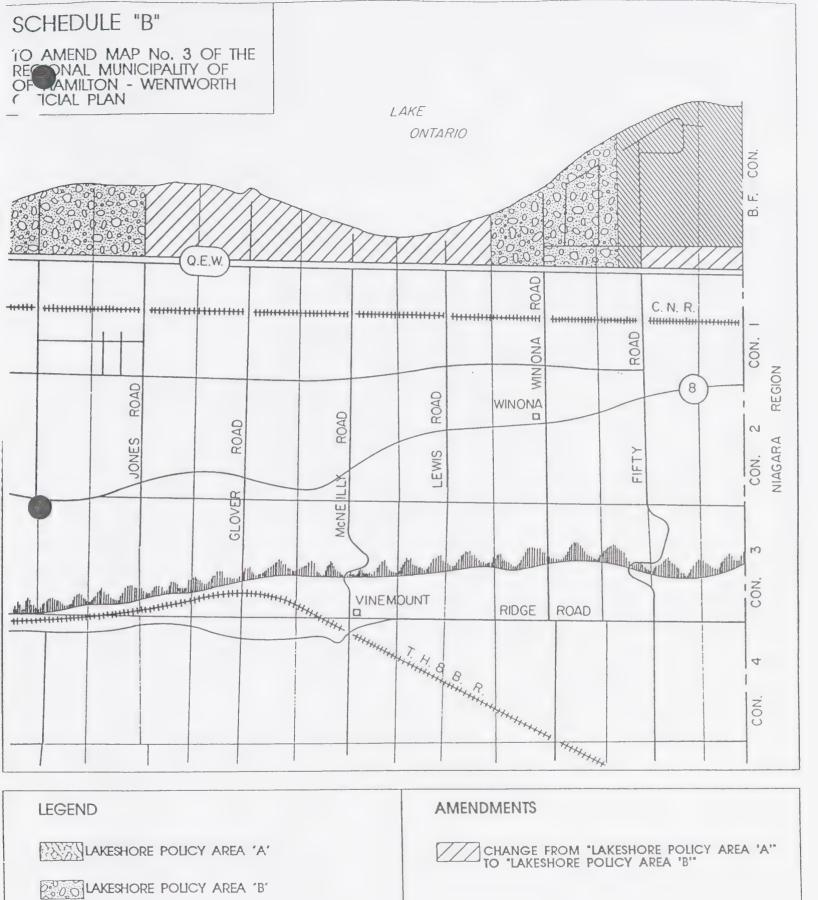


RURAL POLICY AREAS

RURAL AREA

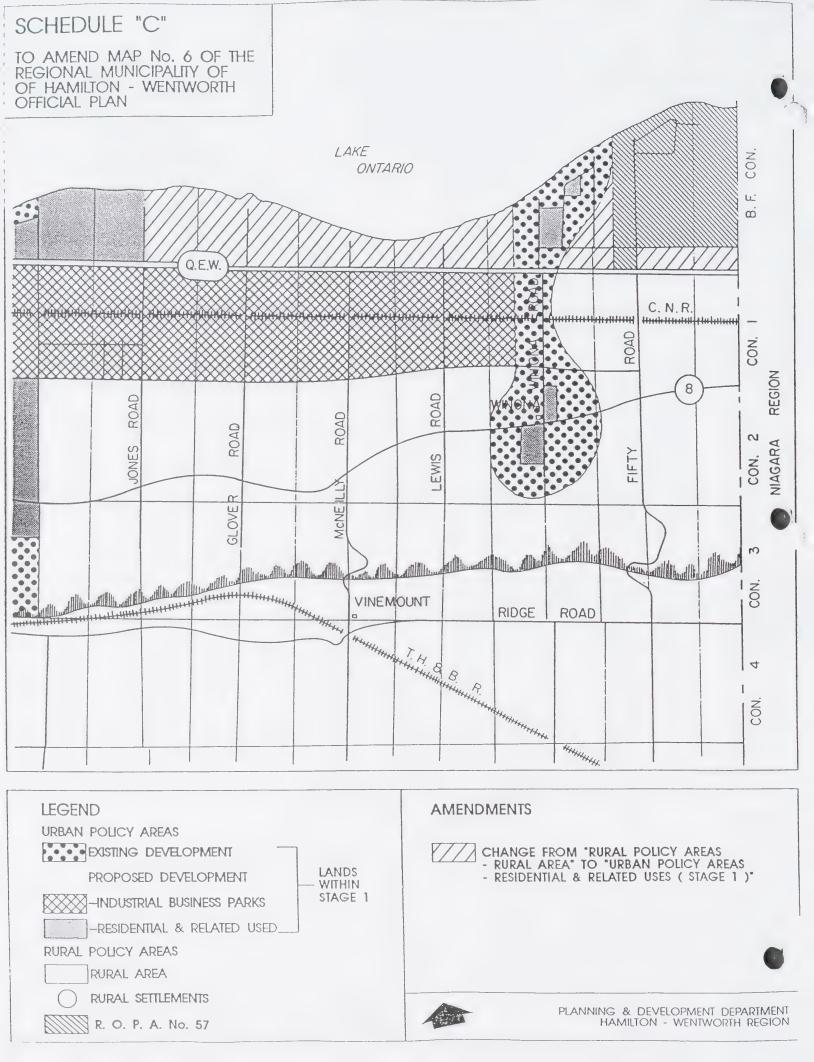
RURAL SETTLEMENTS

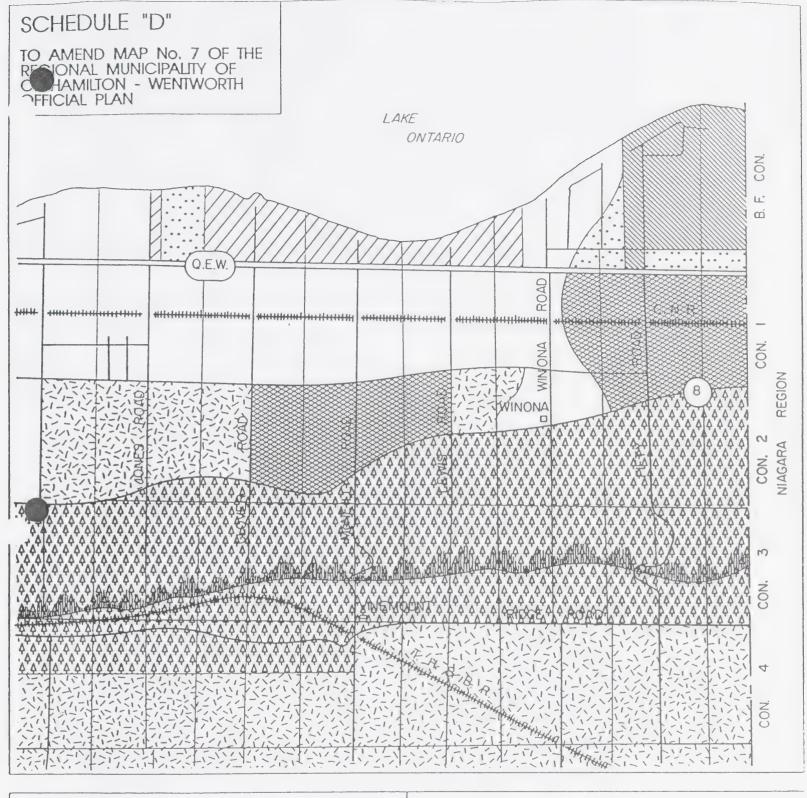
R. O. P. A. No. 57





R. O. P. A. No. 57





LEGEND

PRIME AGRICULTURAL LANDS (Canada Land Inventory Soll Classes 1, 2, 3, 4)



PARKWAY BELT WEST POLICY AREAS

R. O. P. A. No. 57

AMENDMENTS



LANDS TO BE REMOVED FROM "EXAMPLE OF SPECIALTY CROP AREAS (TENDER FRUIT SOILS)"



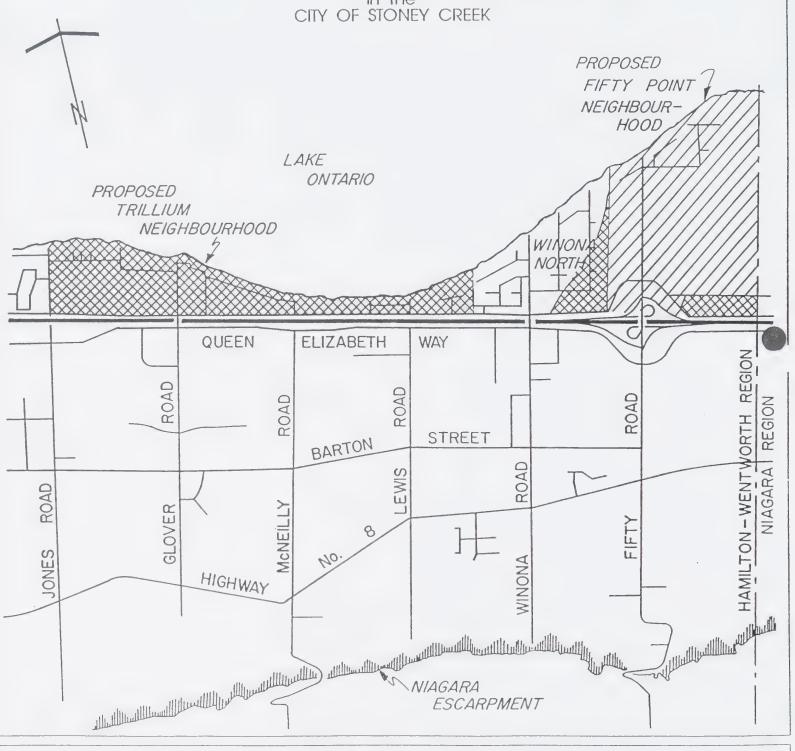
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Planning and Development Department Hamilton-Wentworth Region

MAP

APPENDIX MAP TO AMENDMENT No. 52 AND 57 TO THE REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN HAMILTON - WENTWORTH PLANNING AREA

PLAN SHOWING
PART OF LOTS 12 TO 6 & 3 TO 1, CONCESSION BROKEN FRONT
in the
CITY OF STONEY CREEK





LANDS AFFECTED BY AMENDMENT No. 52 TO THE HAMILTON - WENTWORTH OFFICIAL PLAN



LANDS AFFECTED BY AMENDMENT No. 57 TO THE HAMILTON - WENTWORTH OFFICIAL PLAN

CA3 ON HW ADB 8910

Report 17-91, Item 7, CM November 5, 1991 (PLA 91-059)

Bill No. 1906

PROPOSED AMENDMENT NO. 53

TO

THE REGION OF HAMILTON-WENTWORTH

OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA



(PLA 91-059)

Bill No. 1906

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R91-130

BEING A BY-LAW TO ADOPT AMENDMENT NO. 53 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094.

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 17 and 21 of The Planning Act, S.O. 1983, Ch.1, hereby enacts as follows:

- (1) THAT the text attached hereto and so designated is hereby adopted as Amendment No.53 to the Official Plan for the Hamilton-Wentworth Planning Area.
- (2) THAT the Clerk of the Region is hereby directed to forward Amendment No. 53 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- (3) THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text attached hereto.
- (4) THAT this By-law shall come into force and take effect on the date of its final passing.

READ a first, second, and third time and finally passed and enacted

this 5th day of November , 1990.

Chairman

Clerk

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PART I THE CERTIFICATION

AMENDMENT No. 53

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 53 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No.R91
in accordance with Section 17 of The Planning Act, 1983, R.S.O. 1989, Ch.1, on the 5th day of November 1991.

Chalman

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PART II

PART II - THE PREAMBLE

1. TITLE

2. COMPONENTS OF THIS AMENDMENT

Only that part of this document entitled "PART III - The Amendment", comprising the attached text, constitutes Amendment No. 53 to the Region of Hamilton-Wentworth Planning Area.

3. PURPOSE OF THE AMENDMENT

Amendment No. 53 is intended to replace the existing policies in Section 8 - Housing of the Official Plan with new policies to implement the Province of Ontario's Policy Statement on Land Use Planning for Housing, to establish new policies as defined in the Regional Housing Statement Update, 1990, and, where consistent with the above two documents, the recommendations of the Hamilton-Wentworth Regional Chairman's Task Force on Affordable Housing. Amendment No. 53 also amends the servicing strategy of Section 14.5 of the Official Plan and the implementation of housing policies strategy of Section 14.8 of the Official Plan.

4. LOCATION OF THE AMENDMENT

Amendment No. 53 is a text amendment and is applicable to all lands in the Regional Municipality of Hamilton-Wentworth.

5. BASIS OF THE AMENDMENT

Amendment No. 53 implements the Provincial Policy Statement on Land Use Planning for Housing and up-dates the housing policies of Section 8 of the Plan.



PART III

PART III THE AMENDMENT

1. <u>INTRODUCTION</u>

The whole of this part of the document entitled "PART III - The Amendment", which consists of the following text, constitutes Amendment No. 53 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. DETAILS OF THE AMENDMENT

Section 8 - Housing, is hereby deleted and replaced with the following.

8.0 Housing

This section of the Plan contains provisions for achieving an adequate supply of housing accommodation in the Region while recognizing that the provision of such housing consists of many factors such as, but not limited to, land supply, planning, the economy, interests rates, and involves many participants including the development and construction industries, all levels of government, finance companies, and public and non-profit development companies.

Objectives

- To enable every resident of Hamilton-Wentworth to have the opportunity to live in adequate and affordable housing.
- To ensure that a supply of adequate and affordable housing is available to meet the needs and demands of the present and future residents of Hamilton-Wentworth.

Maintaining the Existing Housing Stock

Basis:

Maintenance of the housing stock within existing neighbourhoods provides opportunities for implementation of other sections of this Plan; namely, increasing affordable housing opportunities and residential intensification. Further, a commitment to improving existing neighbourhoods and communities will strengthen community development.

Policy:

8.1 Council encourages every Area Municipality to adopt and implement community improvement plans and maintenance and occupancy standards By-laws and to take advantage of federal and provincial programs designed to upgrade and improve established areas and particularly the housing stock.

Housing Targets

Basis:

Housing targets are a statement of desire that are used to guide medium and long range planning in the Region. Targets are projections of the future and are often revised in response to changing conditions in the housing market, the economy and demographic make-up of the population. The Regional Housing Statement shall be used to review housing trends, the housing market, and housing supply, housing demand, and shall establish new housing targets, policies and programs. The Regional Housing Statement, as adopted by Regional Council, shall be the main housing policy document of the Region and shall be used to review existing Regional Official Plan policies and formulate new policy directives for inclusion in the Regional Official Plan.

The development of Regional policies has implications for Area Municipalities because they are involved in the achievement of targets and other housing objectives. Every Area Municipality is required to prepare a Housing Statement and it is appropriate that their targets, policies, and programs serve to implement those of the Region.

Policy:

8.2

- a) A Regional Housing Statement shall be prepared in consultation with the Area Municipalities, the development industry, other relevant agencies and the community, every five years or, in the case of significant changes in the housing market since the most recent update, less than five years. The Regional Housing Statement shall be updated for the purposes of:
 - establishing annual housing targets for the total number of new housing units by type and tenure, based on the needs of residents of the Region;
 - ii) establishing annual housing targets for the number and type of government assisted housing units for those people of Hamilton-Wentworth whose housing needs are not expected to be met by the private sector; and
 - evaluating the success of policies and programs designed to ensure the established housing targets are met and make suggested revisions.
- b) Every Area Municipality shall prepare housing targets to implement the housing targets as established in the most recently adopted Regional Housing Statement. These targets shall be implemented through Official Plan policies and the designation of a supply of land where appropriate to achieve the housing targets and shall be subject to endorsement by Regional

Council.

c) The Region shall assist Area Municipalities in the preparation of annual housing targets, as contained in Policy 8.2a), when requested.

Land Supply

Basis:

The Region is responsible for ensuring that an adequate supply of land is available to accommodate new residential development. The Region provides for residential development by designating land for urban development; by providing services such as water, sewer, roadways and transit; and by providing development approvals. Through an annual review of the residential land supply, development trends and current designations, the Region will be able to ensure a suitable supply of land is available for future development.

The Provincial Policy Statement "Land Use Planning for Housing" requires that municipalities ensure a ten year supply of land and a three year supply of lots in draft approved and registered plans of subdivision and condominium are available at all times. A monitoring system has been developed to determine whether an adequate supply of land is available to meet these objectives.

Current land designations and development trends indicate the Region has an adequate supply of land (15 to 20 years) to meet the objectives. Annual monitoring will ensure these objectives are maintained.

Policy:

- 8.3 a) The Planning and Development Department shall review annually the supply of vacant land designated for future residential development to ensure:
 - i) the objective of maintaining at least a three year supply of lots in draft approved and registered plans of subdivision:
 - ii) the objective of maintaining at least a ten year supply of land designated for future residential development;
 - iii) the objective of achieving the housing targets established in the Regional Housing Statement; and
 - iv) that the appropriateness of the type and extent of land designations is considered.
 - b) Every Area Municipality shall review annually the supply of vacant land designated for future residential development to





ensura:

- the objective of maintaining at least a three year supply of lots in draft approved and registered plans of subdivision;
- ii) the objective of maintaining at least a ten year supply of land designated for future residential development;
- iii) the objective of achieving the housing targets established in Area Municipal Housing Statements; and
- iv) that the appropriateness of the type and extent of land designations is considered.

Monitoring the Planning Approvals Process

Basis:

Delay in the planning approvals process is often cited as the major cause for the high cost of housing. Both an internal review and a review prepared for the Hamilton-Wentworth Regional Chairman's Task Force on Affordable Housing revealed that the planning approval process operates relatively satisfactorily and probably is not a major contributor to increasing housing costs in Hamilton-Wentworth.

In order to maintain the already high level of service, it is necessary that the process be reviewed periodically and that planning staff continue to identify ways for improving and streamlining the process. By keeping a quick and efficient planning approvals process the land carrying costs associated with housing construction is kept to a minimum.

The Provincial Policy Statement "Land Use Planning for Housing" requires municipalities to adopt goals for moving proposals through the approvals process. The goals stated below are already being achieved.

Policy:

- 8.4 a) The Regional Planning and Development Department, in consultation with Area Municipalities, the development industry and other relevant groups, shall monitor and review on a biannual basis the following time guidelines for approvals affecting residential development:
 - i) plans of subdivision and condominium: six months from date of submission to draft approval, subject to the applicant fulfilling the requirements of the Planning Act; and
 - ii) undisputed local official plan amendments: three months

from adoption to Regional Council approval.

b) The review of the plans approval process as contained in Policy 8.4 a) shall include an examination of ways to improve the efficiency of the process.

Sustainable Development

Basis:

The Hamilton-Wentworth Regional Chairman's Task Force on Sustainable Development may eventually lead to further revisions in housing policies. Until that time, the following policies recognize some of the links between the environment and residential development.

Policy:

- 8.5 Regional Council is concerned about the possibility of future shortages in the supply of conventional fuels, namely oil and gas, and therefore Council shall:
 - a) direct staff of the Departments of Planning and Development and Transportation and Environmental Services to develop, in cooperation with Area Municipalities, guidelines for the increased integration of transit considerations in all plans (Secondary Plans, Neighbourhood Plans, and plans of subdivision and condominium) for new development in the Urban Policy Areas of the Region.
 - b) promote innovation in housing design to facilitate the construction of energy efficient housing; and
 - c) encourage and promote the utilization of solar energy for space heating, where feasible.

Affordable Housing

Basis:

The Provincial Policy Statement on Land Use Planning for Housing requires municipalities to facilitate the provision of increased affordable housing through Official Plan policies and is supported in the recommendations of the Regional Housing Statement Update, 1990. The Region is committed to creating opportunities for increased affordable housing in Hamilton-Wentworth. Accordingly, the Region's Official Plan shall reflect this commitment in areas designated "Existing Development" and "Residential and Related Uses" and, where feasible, in rural policy areas. A definition of affordable housing, suitable for Hamilton-Wentworth, shall be developed in conjunction with Area Municipalities. In the interim, the definition of affordable housing, as annually established by the Provincial Ministry of Housing, shall be used.

Policy:

8.6 *a)*

- All Area Municipalities shall develop strategies to provide the opportunity for 25% affordable housing in all new housing built on land designated "Existing Development" and "Residential and Related Uses" on Map No. 1 of this Plan. Further, such strategies shall review the feasibility of providing affordable housing in rural policy areas.
- b) Every Area Municipality shall submit a terms of reference for the development of these strategies for endorsement by Regional Council within six months from the adoption of Policy 8.6.
- c) The Region shall monitor annually the goal of achieving 25% affordable housing in all new housing built in each Area Municipality.

Protection of Rental Housing

Basis:

Rental housing is one of the most affordable types of housing available. The protection of the existing rental housing stock from conversion to another tenure type or use is necessary to maintain the existing stock of rental housing and preserve new rental housing as it is developed. The Final Report of the Hamilton-Wentworth Regional Chairman's Task Force on Affordable Housing recommends fully implementing the provisions of the Rental Housing Protection Act, Ch.31. S.O., as may be amended from time to time, and requiring the implementation of Criterion 2 {requiring the replacement of rental housing removed from the stock with similarly sized and priced units as established in O.Reg. 586/89, Section 7(1)}. Regional Council has previously recognized the importance of the implementation of the Rental Housing Protection Act, Ch.31. S.O. through the adoption of Regional Official Plan Amendment No. 6, respecting the protection of rental housing in the Region.

It is recognized that applications will be made to Area Municipalities for exemption from the Rental Housing Protection Act, Ch.31, S.O. In reviewing such applications, every Area Municipality shall implement the following policies of Regional Council:

Policy:

8.7 a)

The conversion of rental housing shall be approved only when the vacancy rate for the municipality in which the units to be converted are located is 2 percent or higher (based on two consecutive bi-annual apartment surveys conducted by Canada Mortgage and Housing Corporation (CMHC) and other relevant information). Further, the conversion of rental housing shall be approved only when the conversion will not lower the vacancy rate below 2 percent.

Without prejudice to Policy 8.7 a), where applicable, Area Municipalities shall develop policies to guide implementation of the Rental Housing Protection Act, CH31, S.O.. These policies shall ensure that Criteria 2 (requiring the replacement of rental housing removed from the stock with similar size and priced units as established in O. Reg 586/89, Section 7(1)) is given priority over Criteria 3 (requiring that the proposal does not adversely affect the supply of affordable housing), and that when criteria 2 is not used, Criteria 3 is used creatively, utilizing tools such as cash-in-lieu, partnerships with non-profits, and rental of units under the Rent Supplement Program.

Residential Intensification / Innovative Housing

Basis:

A broad range of housing needs exist within Hamilton-Wentworth, as identified in the Regional Housing Statement Update, 1990 and the Final Report of the Hamilton-Wentworth Regional Chairman's Task Force on Affordable Housing. Regional Council is committed to providing housing suitable to the needs of all its citizens. There are significant opportunities for providing housing to meet current and future community needs within the existing housing stock. Residential intensification, including infill, adaptive re-use, redevelopment, and conversion, can upgrade the existing housing stock and better utilize the existing land designated for urban purposes.

Regional Council recognizes that the implementation of intensification policy rests with each Area Municipality; however, Regional Council is committed to fulfilling the housing needs of its citizens and recognizes the necessity of each Area Municipality developing suitable policies regarding housing intensification.

Policy:

- 8.8 Housing opportunities in the Region must recognize the diversity of housing needs among the citizens of Hamilton-Wentworth. Council is committed to providing a continuum of housing opportunities, suitable to a range of housing needs, for its citizens.
 - a) A continuum of housing opportunities including, but not limited to: rooming and boarding houses, group homes, plexes, supportive living developments, converted dwellings, homesharing, special needs housing, and affordable rental and owner occupied dwellings shall be provided in every Area Municipality in the Region. Every Area Municipality shall develop a strategy to provide a continuum of housing opportunities to include:
 - i) Official Plan policies to permit the above continuum of housing opportunities.

- ii) Official Plan policies to permit residential intensification (infill, redevelopment, conversion and adaptive re-use), subject to the following criteria established in the Policy Statement on Land Use Planning for Housing:
 - the physical potential of the existing building stock or previously developed sites can accommodate the identified forms of residential intensification:
 - 2. the existing services can support new households in the affected area; and,
 - the potential demand for the types of accommodation which could be produced through various forms of residential intensification can be demonstrated based on the housing needs of households in the municipality.
- iii) Zoning By-law standards to permit converted dwellings, group homes, and rooming and boarding homes as-of-right as identified in the Area Municipality's Official Plan.
- iv) Zoning By-law standards to permit the continuum of housing, as in 8 a), as identified in the Area Municipal Official Plan.
- v) Official Plan policies defining the criteria to be used in evaluating the adaptive re-use and conversion of existing structures in areas designated for uses other than residential. The criteria shall include environmental, social, land use conflicts, and quality of life standards.
- b) A work plan for the preparation of such strategy shall be submitted to Regional Council for endorsement within six months of adoption of Policy 8.8. The final strategy shall be submitted to Regional Council for endorsement.
- c) Any initiatives or applications to amend the Regional Official Plan to re-designate land for residential purposes shall include a description of the opportunities for intensification.

Assisted Housing

Basis:

Assisted housing refers to all forms of rental housing aimed at low and moderate income households which contain some proportion of units below market rents and/or rent-geared-to-income. The current system of delivering assisted housing relies on municipal and private non-profit housing corporations, and cooperatives to deliver assisted housing throughout the Region. Although the efforts of these groups must be applauded, the system has not been effective in developing a fair geographic distribution of assisted housing across the Region as the supply of assisted housing is heavily concentrated in the City of Hamilton.

Assisted housing targets are not set for each Area Municipality in the Regional Housing Statement. Area Municipalities must establish their own targets according to the indicators of need in their community. The Official Plan policies are Regional support for the concept that every Area Municipality must assist in the provision of assisted units.

The backlog of demand for assisted housing resulted is an annual target of 1,000 units for the next five years. In 1990, over 93% of the assisted housing units in the Region were located in the City of Hamilton. There is a strong need for more assisted housing and a better geographic distribution within Hamilton-Wentworth.

Policy:

- 8.9 a) Regional Council shall report annually to the Federal and Provincial Governments the assisted housing needs of Hamilton-Wentworth and request that appropriate funding be made available to address these needs.
 - b) Council encourages the development of non-profit housing units in all municipalities, and in particular, desires an increased share of non-profit housing starts in the urban areas outside of the City of Hamilton.

Monitoring the Housing Stock

Basis:

The factors influencing the supply of affordable housing may change and remedy, through this Plan or the Regional Housing Statement Update, may be required. In order to assess the ongoing efforts of the private and public sectors to supply adequate, suitable and affordable housing, the Region shall annually review the factors diffecting the supply of housing and the effectiveness of the policies of this Plan.

Policy:

8.10 The Planning and Development Department, in consultation with the

Regional Department of Social Services, other agencies, the Area Municipalities, and community groups, shall annually monitor:

- the availability of land and residential lots for future development;
- the variety and mix of housing in new developments;
- unit prices relative to the Provincial and Regional guidelines on affordability;
- the loss of stock through demolitions and conversions; and,
- other relevant indicators.

Community Participation

Basis:

It is recognized that housing issues shall arise which will require policy remedy in this Plan. Regional Council is committed to soliciting input from appropriate Regional and community agencies to assist in the development of policy.

Policy:

8.11 The Region shall solicit input from the Area Municipalities, community agencies, the development industry, business and labour organizations, and the public at large regarding the preparation of the Regional Housing Statement Update and any proposed amendments to the Regional Official Plan relating to housing matters.

Servicing

Basis:

The Provincial Policy Statement "Land Use Planning for Housing" requires all municipalities to prepare a twenty year servicing plan indicating major projects to be undertaken in the future.

Current policy (14.5) requires the development of a ten year plan for transportation and water and sewer and periodic reviews. This policy has not been implemented and the approved recommendation of the Regional Housing Statement is that this policy be implemented to satisfy the requirements of the Provincial Policy Statement. Policy 14.5, therefore, is deleted and the following substituted to reflect the requirements of the Provincial Policy Statement.

Policy:

14.5 Twenty Year Transportation Systems Plan and Water and Sewer Plan

It shall be the policy of Regional Council:



14.5.1 To prepare:

- a) A transportation systems and needs plan for the Regional road system; the Regional transit systems; and shall include other transit initiatives affecting the Region including, but not limited to, Hamilton Airport, GO Transit, and provincial transportation initiatives.
- b) A plan for water supply and sewage treatment facilities to serve the development needs of the Region.

These plans will include:

- i) a review of the status of existing infrastructure and a strategy for increased use and repair of existing infrastructure;
- ii) a twenty year strategic overview of the future programs needed to support the Regional Official Plan;
- iii) a ten year outline of the major priorities consistent with expected development patterns; and,
- iv) a five year capital budget program.

The twenty year plans will be monitored and reviewed annually in order to make the necessary updates and revisions.

Implementation

Basis:

Current policy (14.8) requires that housing production be monitored annually, in co-operation with Area Municipalities, to ensure that the housing needs of all segments of the population are adequately met. Monitoring of housing production is not sufficient to implement many of the policies contained in Section 8 of the Plan. A number of the policies require that actions be taken. Policy 14.8, therefore, is deleted and the following substituted to reflect the need to prepare an implementation strategy for Section 8 of the Official Plan.

Policy:

14.8 It shall be the Policy of Regional Council:

To prepare a strategy, in consultation with Area Municipalities, other relevant agencies, and the community, for the purpose of implementing the policies contained in Section 8 of this Plan. The strategy shall be monitored annually and updated whenever a new Housing Statement Update is prepared and/or the policies in Section 8 are amended.



URBAN/MUNICIPAL

Bill No. 1891

URBAN MUNIC

GOVERNMENT DOCUMENTS

AMENDMENT NO. 54

TO

THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

October, 1991



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R91-116

BEING A BY-LAW TO ADOPT AMENDMENT NO. 54 TO
THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R91-116

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of The Planning Act, 1983, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text attached hereto and so designated is hereby adopted as Amendment No. 54 to the Official Plan for the Hamilton–Wentworth Planning Area.
- THAT the Clerk of the Region is hereby directed to forward Amendment No. 54 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R91-ll6 is hereby amended by adding thereto the text attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

READ a first, second and third time and finally passed and enacted this 1st day of October, 1991.

Acting/ Chairman

Clerk



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-1.

2. COMPONENTS OF THIS AMENDMENT

3. PURPOSE

TITLE

4. LOCATION

5. BASIS

PART III THE AMENDMENT

1. INTRODUCTION

2. DETAILS OF THE AMENDMENT

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AMENDMENT NO. 54

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 54 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text and schedules was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R 91-116 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 1st day of October 1991.

Chairman Chairman

Clork

PART I

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 54 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 54 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to allow for the expansion of a Golf Course development in the Rural Area by exempting the subject lands from Section 3 of the Hamilton-Wentworth Official Plan.

LOCATION OF THE AMENDMENT:

The lands affected by this Amendment comprise approximately 17.8 hectares (43.9 acres) and are located on part of Lots 19 and 20, Concession 3, in the former Township of Ancaster, now in the Town of Ancaster.

5. BASIS OF THIS AMENDMENT:

The exemption of this property from Section 3 of the Hamilton-Wentworth Official Plan will allow for the reasonable use of these lands, since the Ministry of Agriculture and Food considers that the proposal complies with the requirements of the Province's Food Land Guidelines.

PART II



PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text, constitutes Amendment No. 54 to the Region of Hamilton–Wentworth Official Plan, Hamilton–Wentworth Planning Area.

2. TEXT CHANGE:

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is amended by adding to Section 3.1 of the Region of Hamilton-Wentworth Official Plan, the following policy:

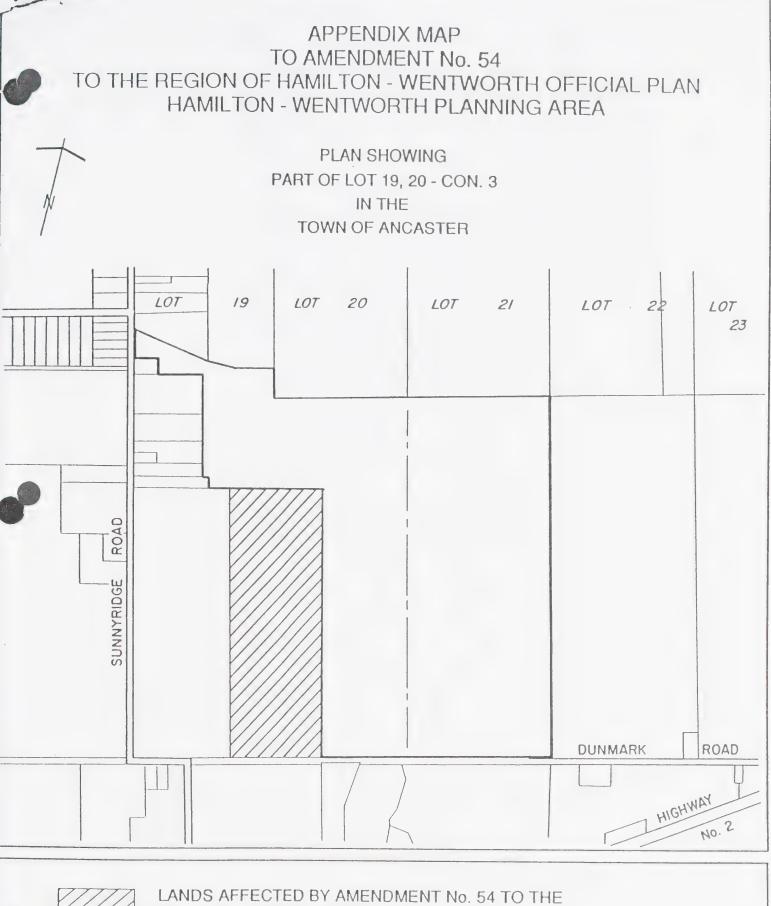
"3.1.20 Notwithstanding the provisions of Section 3 of this Plan, a Golf Course and accessory uses may be permitted on 17.8 hectares of land located east of Sunnyridge Road on part of Lots 19 and 20, Concession 3, Town of Ancaster."



PART III

PART IV
THE APPENDIX







HAMILTON - WENTWORTH OFFICIAL PLAN

BOUNDARY LINE OF APPLICANT'S TOTAL HOLDINGS



Planning and Development Department Hamilton-Wentworth Region



Authority: ED&P 15-91, #9

CM October 1, 1991

Bill No. 1890

URBAN MUNIC .

AMENDMENT NO. 56

GOVERNMENT DOCUMENTS

TO

THE REGION OF HAMILTON-WENTWORTH

OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

1991 October

	*
	4

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R 91-115

BEING A BY-LAW TO ADOPT AMENDMENT NO. 56 TO THE CIFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R 91-115

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act</u>, 1983, S.O. 1983, Ch. 1, hereby enacts as follows:

- THAT the text and schedules attached hereto and so designated are hereby adopted as Amendment No. 56 to the Official Plan for the Hamilton-Wentworth Planning Area.
- THAT the Clerk of the Region is hereby directed to forward Amendment No. 56 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R 91–115 is hereby amended by adding thereto the text and schedules attached hereto.
- THAT this By-law shall come into force and take effect on the day of its final passing.

first, second and third time and finally passed and enacted this lay of October , 1991.

Acting Chairman

Clerk

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- 1. TITLE
- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 4. LOCATION
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PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT

PART IV THE APPENDIX

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PART I - THE CERTIFICATION

AMENDMENT NO. 56

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 56 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text and Schedules were prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R 91-115 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 1st day of October , 1991.

Chairman

Clerk



PART II

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 56 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "PART III - The Amendment", comprising the attached text and Schedules "A", "B", and "C", constitutes Amendment No. 56 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

The purpose of this Amendment is to redesignate certain lands from "Rural Policy Areas - Rural Area" to "Urban Policy Areas - Residential & Related Uses" to allow for the expansion of the Ancaster Urban Boundary.

4. LOCATION OF THE AMENDMENT:

The area affected by this Amendment is generally bounded on the east by Southcote Road, on the north by Highway No. 403, on the west by Shaver Road, and on the south by Highway No. 53 in the Town of Ancaster.

5. BASIS OF THIS AMENDMENT:

This Amendment will allow for the logical extension of the existing urban boundary and afford greater opportunities for the provision of affordable housing in accordance with the Province of Ontario's Policy Statement on Land Use Planning for Housing.

PART III

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text and the attached maps designated Schedules "A", "B", and "C", constitutes Amendment No. 56 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. DETAILS OF THE AMENDMENT

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is amended as follows:

ITEM NO. 1 - THE REGIONAL DEVELOPMENT PATTERN, MAP NO. 1

Map No. 1, The Regional Development Pattern, attached as Schedule "A", is amended by redesignating the identified lands from "Rural Policy Areas - Rural Area" to "Urban Policy Areas - Residential & Related Uses" and as "Special Policy Area 3".

ITEM NO. 2 - TRANSPORTATION, MAP NO. 5

Map No. 5, Transportation, attached as Schedule "B", is amended by identifying the approximate location of the proposed Highway No. 6 and Highway No. 403 transportation corridor.

ITEM NO. 3 - STAGING OF DEVELOPMENT, MAP NO. 6

Map No. 6, Staging of Development, attached as Schedule "C", is amended by changing those areas identified in Item No. 1 from "Rural Policy Areas - Rural Area" to "Stage 1 - Residential & Related Uses".

ITEM NO. 4 - AGRICULTURAL LANDS & NIAGARA ESCARPMENT PLAN AREA, MAP NO.7

Map No. 7, Agricultural Lands and Niagara Escarpment Plan Area, attached as Schedule "D", is amended by deleting the areas identified in Item No. 1 from "Prime Agricultural Lands".

ITEM NO. 5 - URBAN POLICY AREAS - GENERAL POLICIES, SECTION 2

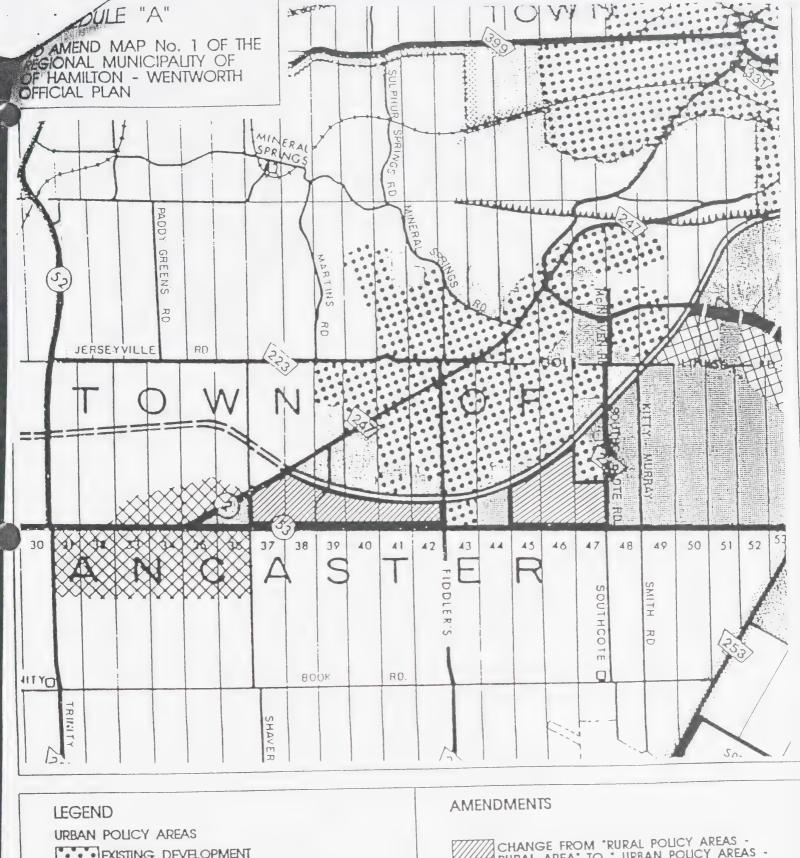
Section 2 - Urban Policy Areas is hereby amended by adding the following new policies:

"2.1.6 That development in the area identified as "Special Policy Area 3" on Map No. 1 to this Plan, be contingent upon the following directives:

or cyl

- a) that no development shall take place prior to the approval of secondary plans for the area involved, which will address the servicing needs and provision of affordable housing;
- b) that development only proceed on the basis of full municipal services being available; and,
- that the affordable housing component of development be provided within the first phase of development.
- 2.1.7 That future requests for urban expansion in the Town of Ancaster not be considered unless:
 - a) there is a demonstrated need for additional urban lands through monitoring of land supply consumption and the need for a minimum supply of land as determined by Provincial policy;
 - b) there is an avoidance of conflict with existing major land use activities such as the Hamilton Airport;
 - c) there is an avoidance of loss of prime agricultural lands in accordance with Provincial policy; and,
 - d) there is an avoidance of the lands within the Niagara Escarpment Plan Area."





URBAN POLICY AREAS EXISTING DEVELOPMENT PROPOSED DEVELOPMENT PROPOSED DEVELOPMENT -RESIDENTIAL BUSINESS PARKS -RESIDENTIAL & RELATED USES RURAL POLICY AREAS RURAL AREA RURAL SETTLEMENTS SPECIAL POLICY AREA 1

CHANGE FROM "RURAL POLICY AREAS -RURAL AREA" TO " URBAN POLICY AREAS -RESIDENTIAL & RELATED USES" AND AS "SPECIAL POLICY AREA 3"









EXISTING PROPOSED

INTER - REGIONAL HIGHWAY

ARTERIAL

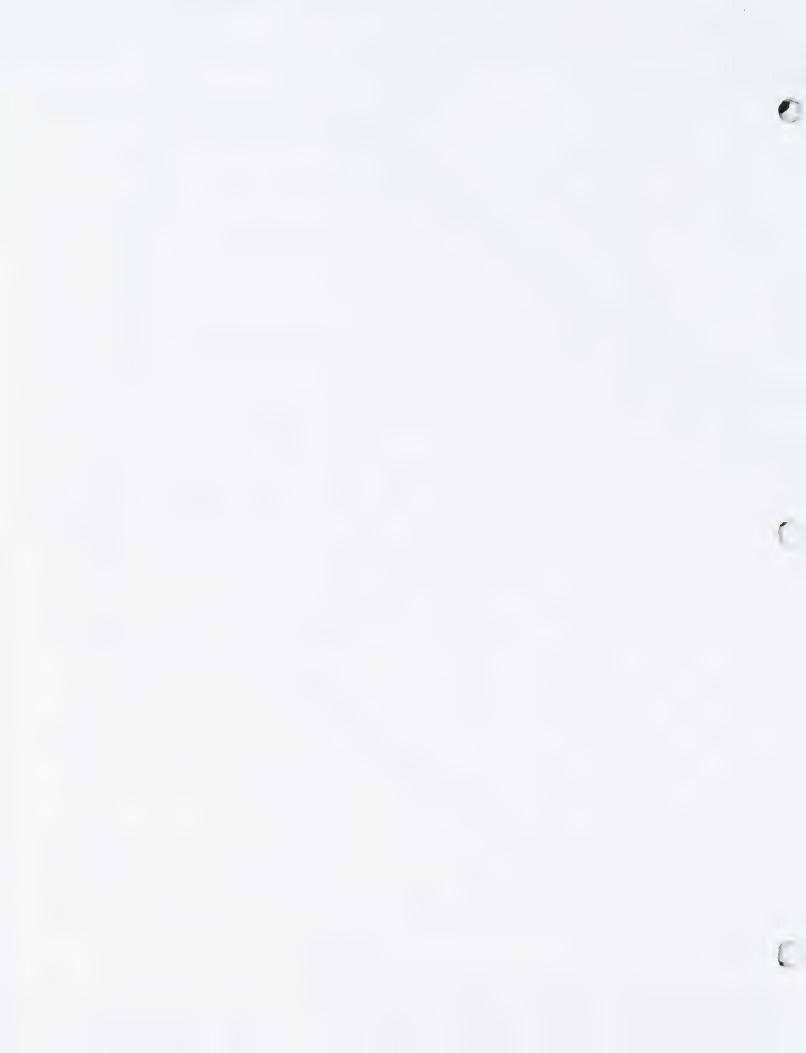


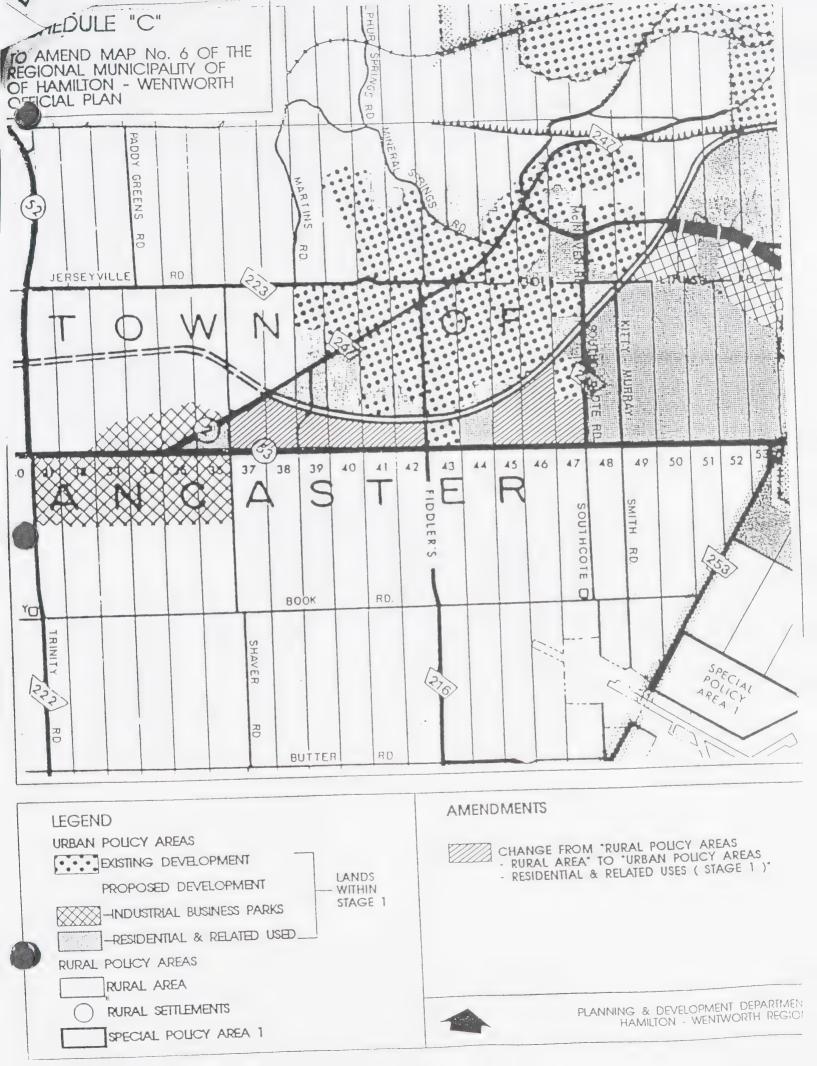
AMENDMENTS

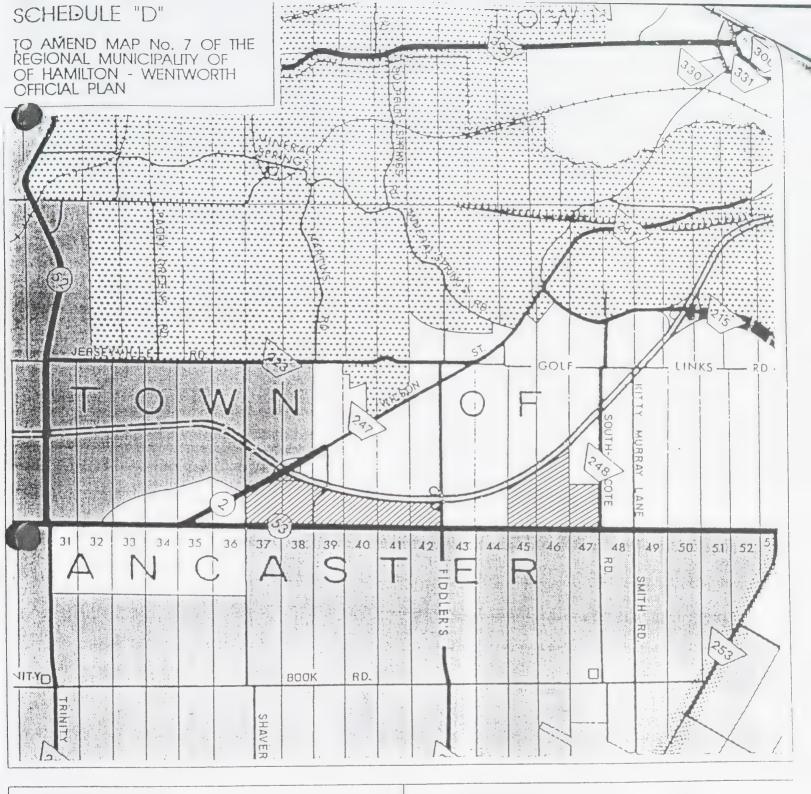
•••• PROPOSED HIGHWAY No. 6 ROUTE



PLANNING & DEVELOPMENT DEPARTMENT HAMILTON - WENTWORTH REGION







LEGEND



EXAMPLE OF SPECIALTY CROP AREAS (Tender Fruit Solls)

PARKWAY BELL WEST POLICY AREAS

NIAGARA ESCARPMENT PLAN AREA

† For Details See Mogara Escaroment Plan, Map 2

AMENDMENTS





PART IV

THE APPENDIX

APPENDIX MAP TO AMENDMENT No. 56 TO THE REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN HAMILTON - WENTWORTH PLANNING AREA



PLAN SHOWING

PART OF LOT 37 TO 42, 45 TO 47 - CON. 3

IN THE

TOWN OF ANCASTER







Bylow No.

Authority:

Economic Development and Planning Committee, Item 3 b CM June 2, 1992

GOV MENT DOCUMENTS

PROPOSED AMENDMENT NO. 57

TO

THE REGION OF HAMILTON-WENTWORTH
OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

1992 May 11



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-069

BEING A BY-LAW TO ADOPT AMENDMENT NO. 57 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act, 1983</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text and schedules attached hereto and so designated is hereby adopted as Amendment No. 57 to the Official Plan for the Hamilton-Wentworth Planning Area.
- 2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 57 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text and schedules attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 2nd day of June , 1992.

Clerk



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- 1. TITLE
- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 4. LOCATION
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT
- 3. SCHEDULES

PART IV THE APPENDIX

PART I - THE CERTIFICATION

AMENDMENT NO. 57

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 57 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the text and schedules, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92- 069 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 2nd day of June , 1992.

/ Clerk

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 57 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 57 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

The purpose of this amendment is to incorporate that area to be known as Fifty Point Neighbourhood in the City of Stoney Creek into the Urban Policy Area; to amend the Lakeshore Policy Area policies to reflect this change; and to delete policies made redundant by this change. This amendment will also delete the Winona Urban Area population limit.

4. LOCATION OF THE AMENDMENT:

The principal lands affected by this Amendment are located on the lakeshore of the City of Stoney Creek, east of Creanona Boulevard and north of Baseline Road. The subject lands form Part of Lots 1, 2 and 3, Broken Front Concession, in the former Township of Saltfleet, now in the City of Stoney Creek, and comprise an area of approximately 140 hectares (345 acres).

The Winona Urban Area population limit applies to the urban area identified on Map 1 of the Region of Hamilton-Wentworth Official Plan centred generally on the intersection of Winona Road and Highway No. 8, in the City of Stoney Creek.

The location of these lands is shown on the schedules of Part III and in the attached appendix being Part IV of this Amendment. The Winona Urban Area as shown on the maps and schedules is intended to indicate only the general area of the community. Actual boundaries and limits of the Winona Urban Area are shown on Schedule "A2" of the City of Stoney Creek Official Plan, in accordance with Hamilton-Wentworth Official Plan Policy 15.1.5.

5. BASIS OF THIS AMENDMENT:

The Fifty Point area has been the subject of a number of applications for urban development. The City of Stoney Creek has developed a Secondary Plan with full urban services for the area to be known as the Fifty Point Neighbourhood, and has adopted it as Amendment No. 43 to the City of Stoney Creek Official Plan. It is therefore appropriate that the Region amend the Hamilton–Wentworth Official Plan to change the designation of these lands to "Urban Area". Policy 5.1.10, incorporated by Amendment No. 22, consists of policies which specifically deal with the Fifty Point area as part of the Rural Policy Area. Incorporation of these lands into the Urban Area will eliminate the need for these policies. They are replaced a new policy stating planning objectives and requiring secondary plans for development in Lakeshore Policy Area "B".

The Winona Urban Area population limit of a "maximum of 3,000 persons" as defined in Policy 2.1.3.2(a) has been found to be too rigid. The present designated urban settlement area for Winona is limited physically, and there is not a need to place a population limit on this settlement area.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text, constitutes Amendment No. 57 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. **DETAILS OF THE AMENDMENT:**

TEXT CHANGES

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is hereby amended by the following text changes:

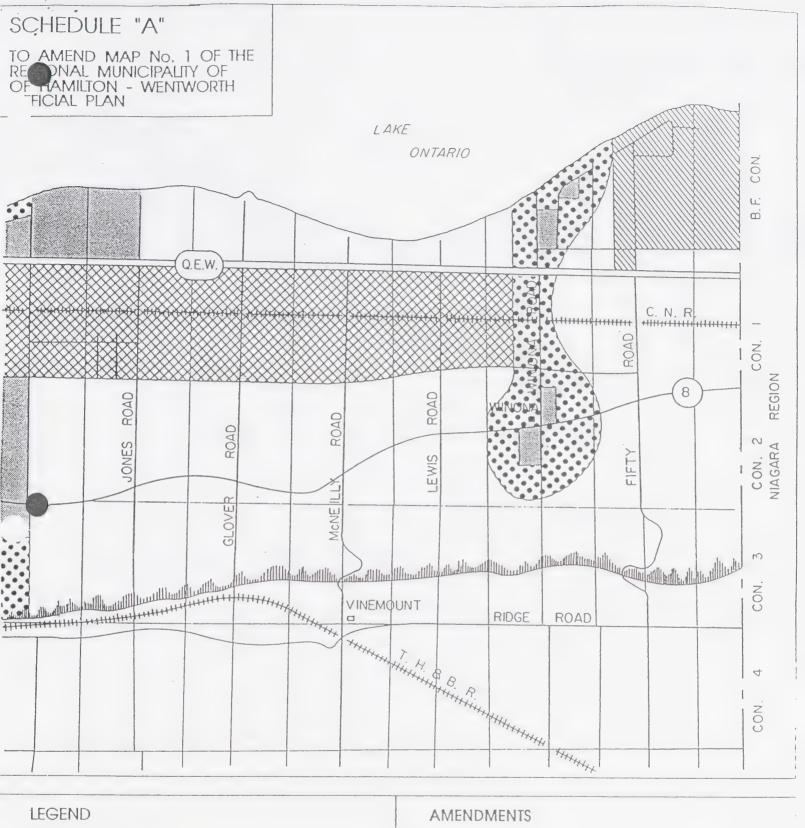
- (A) Amending Policy 5.1.5 to read:
 - "5.1.5 That Area Municipal Official Plans shall require site plan agreements for all development of lots fronting on the lakeshore within the Lakeshore Policy Area "B" to address flooding and erosion concerns identified by the appropriate agencies.
- (B) Deleting Policy 5.1.10, including Policies 5.1.10.1 to 5.1.10.4 in their entirety, and replacing it with the following text:
 - "5.1.10 New development within Lakeshore Policy Area "B" shall be by secondary plans satisfactory to the Area Municipality and the Region. These secondary plans shall take into account existing residential development and shall provide the following:
 - (a) public access to the waterfront where feasible;
 - (b) preservation of remaining lakeshore natural areas:
 - (c) protection of the lakeshore from harmful impacts in accordance with Policy 5.1.7."

- (C) Deleting Policy 2.1.3.2. The remaining policies in section 2.1.3 are renumbered as follows:
 - i) Policy 2.1.3.3 is renumbered to Policy 2.1.3.2;
 - ii) Policy 2.1.3.4 is renumbered to Policy 2.1.3.3.

SCHEDULE CHANGES

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is amended by the following schedule changes:

- (D) Map No. 1 "The Regional Development Pattern", a portion of which is attached hereto as Schedule "A", is hereby amended by changing the identified lands from "Rural Areas" to "Residential and Related Uses".
- (E) Map No. 3 "Lakeshore Policy Areas", a portion of which is attached hereto as Schedule "B", is hereby amended by changing the identified lands from Policy Area "A" to Policy Area "B".
- (F) Map No. 6 "Staging of Development", a portion of which is attached hereto as Schedule "C", is hereby amended by adding the identified lands to "Stage 1".
- (G) Map No. 7 "Agricultural Lands and Niagara Escarpment", a portion of which is attached hereto as Schedule "D", is hereby amended by deleting the identified lands from "Prime Agricultural Lands".



URBAN POLICY AREAS



PROPOSED DEVELOPMENT



-RESIDENTIAL & RELATED USES

TORAL POLICY AREAS

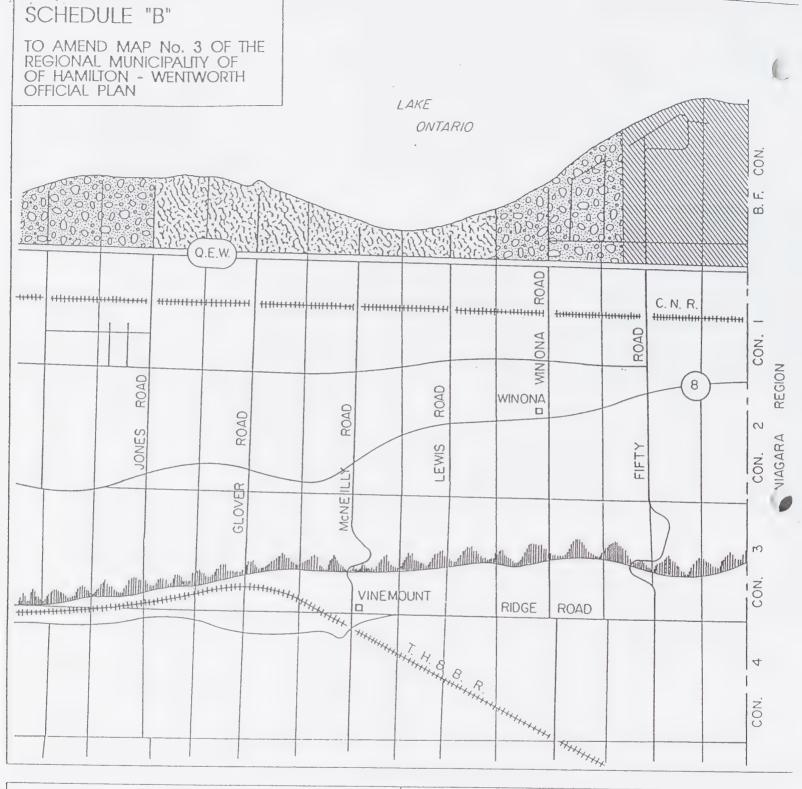
RURAL AREA

RURAL SETTLEMENTS SPECIAL POLICY AREA 1



CHANGE FROM "RURAL POLICY AREAS - RURAL AREA" TO " URBAN POLICY AREAS -RESIDENTIAL & RELATED USES"





LEGEND

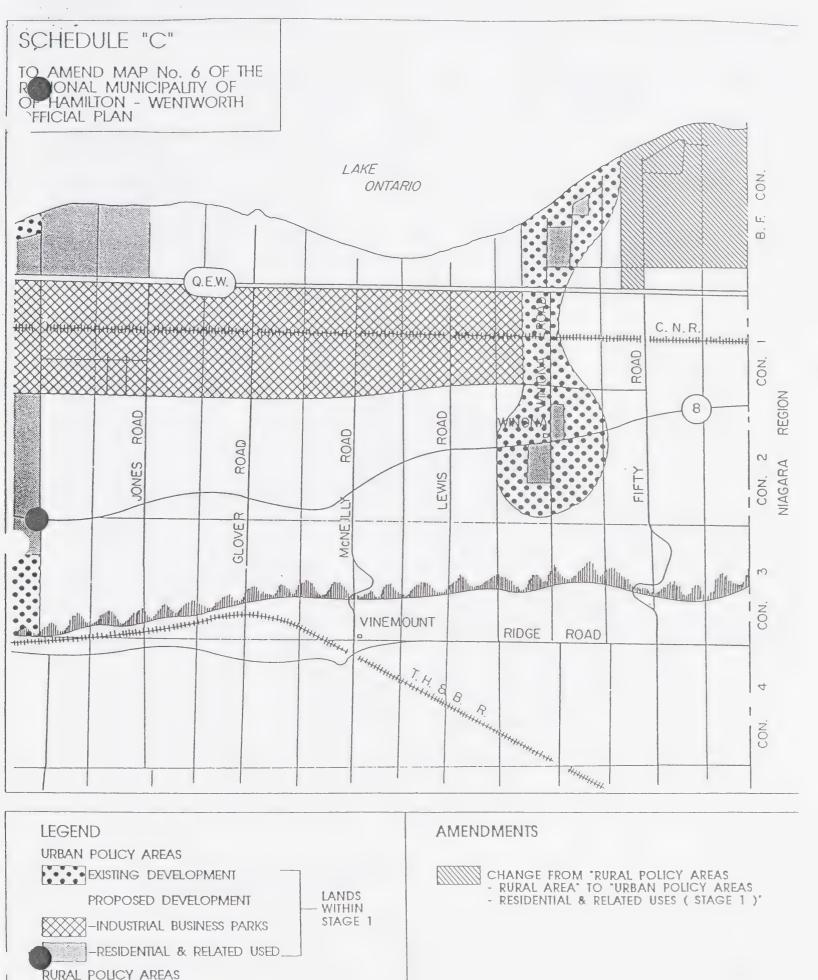
LAKESHORE POLICY AREA 'A'

LAKESHORE POLICY AREA 'B'

AMENDMENTS

CHANGE FROM "LAKESHORE POLICY AREA 'A'"
TO "LAKESHORE POLICY AREA 'B'"

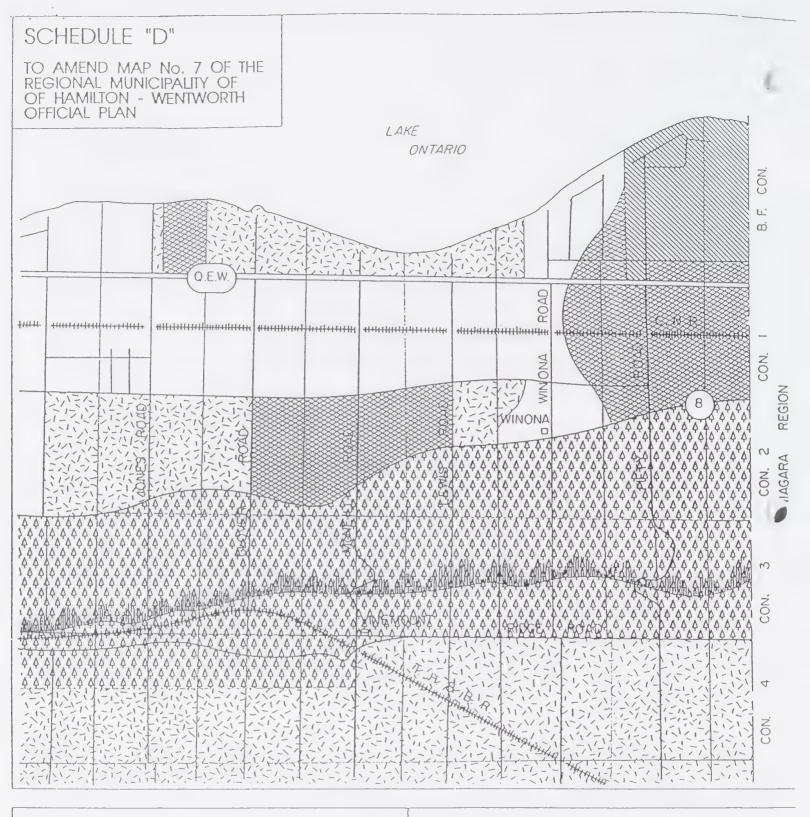




RURAL AREA

RURAL SETTLEMENTS

SPECIAL POLICY AREA 1



LEGEND



EXAMPLE OF SPECIALTY CROP AREAS (Tender Fruit Solls)

PARKWAY BELT WEST POLICY AREAS

* For Details See Nilogara Escarpment Plan, Map 2

AMENDMENTS



LANDS TO BE REMOVED FROM PRIME AGRICULTURAL LANDS"



PART IV

THE APPENDIX

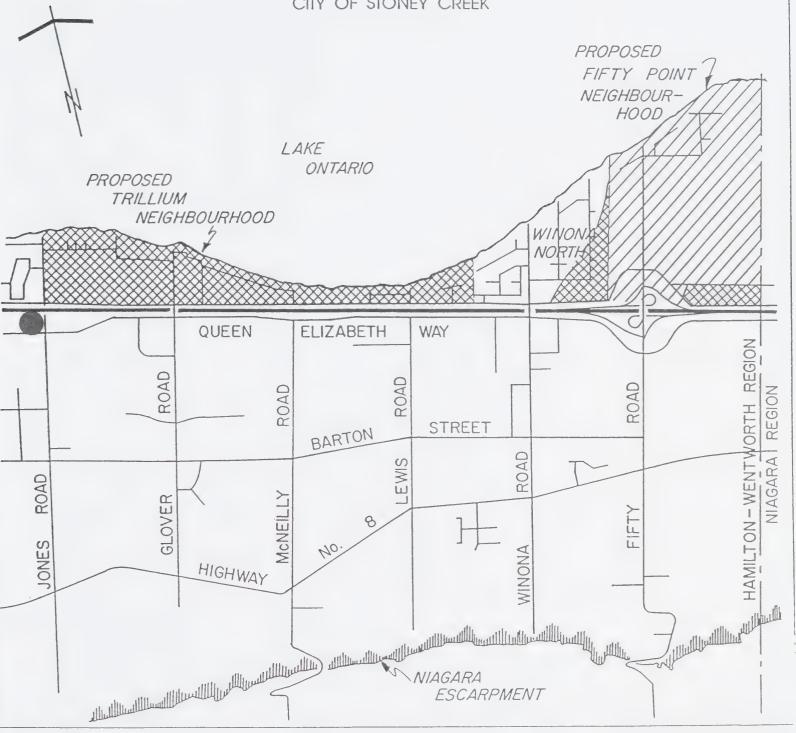
APPENDIX MAP

TO AMENDMENT No. 52 AND 57

TO THE REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN

HAMILTON - WENTWORTH PLANNING AREA

PLAN SHOWING
PART OF LOTS 12 TO 6 & 3 TO 1, CONCESSION BROKEN FRONT in the
CITY OF STONEY CREEK

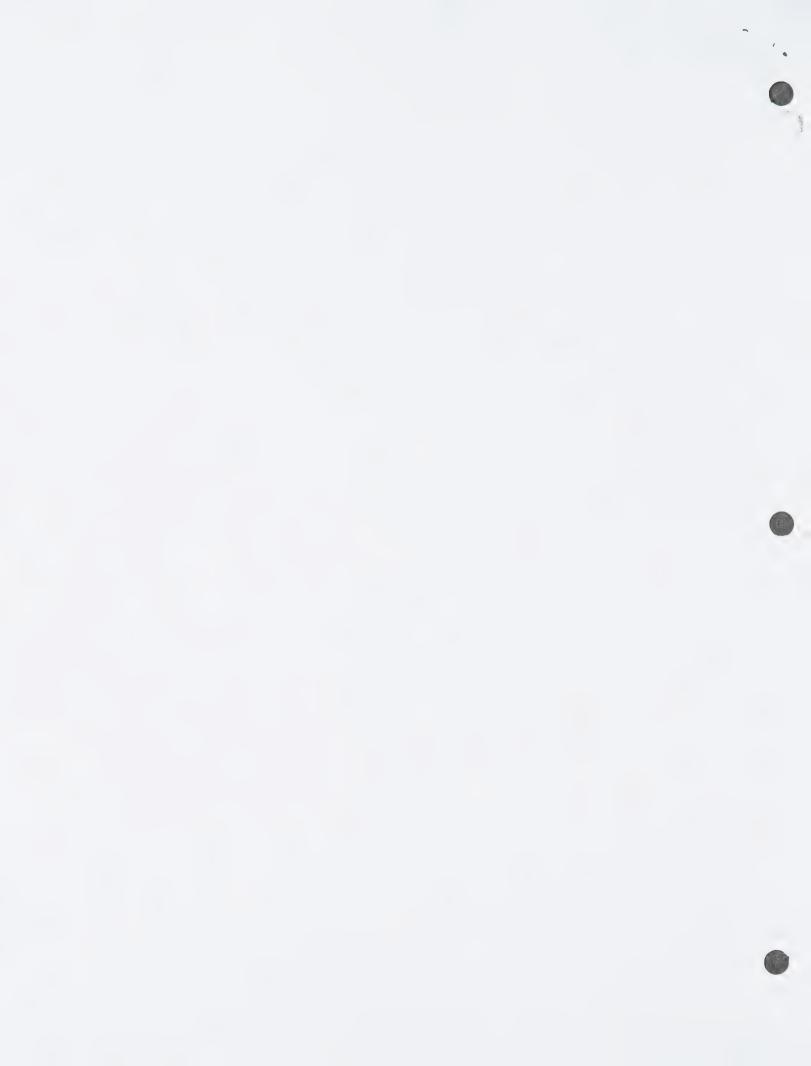




LANDS AFFECTED BY AMENDMENT No. 52 TO THE HAMILTON - WENTWORTH OFFICIAL PLAN



LANDS AFFECTED BY AMENDMENT No. 57 TO THE HAMILTON - WENTWORTH OFFICIAL PLAN



PART I - THE CERTIFICATION

AMENDMENT NO. 58

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 58 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92-in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 21st day of January , 1992.

hairman

Clerk

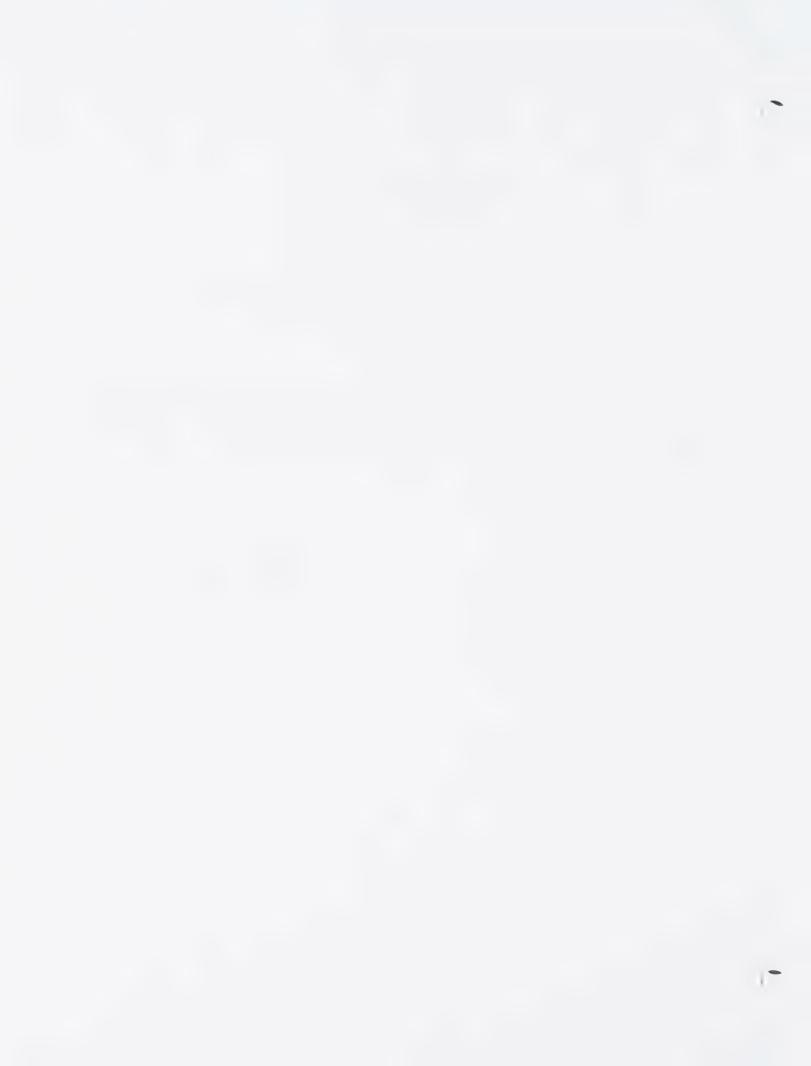


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APPROVAL PAGE OF THE MINISTER OF MUNICIPAL AFFAIRS

PART II PREAMBLE

1. TITLE

2. COMPONENTS OF THIS AMENDMENT

3. PURPOSE

4. LOCATION

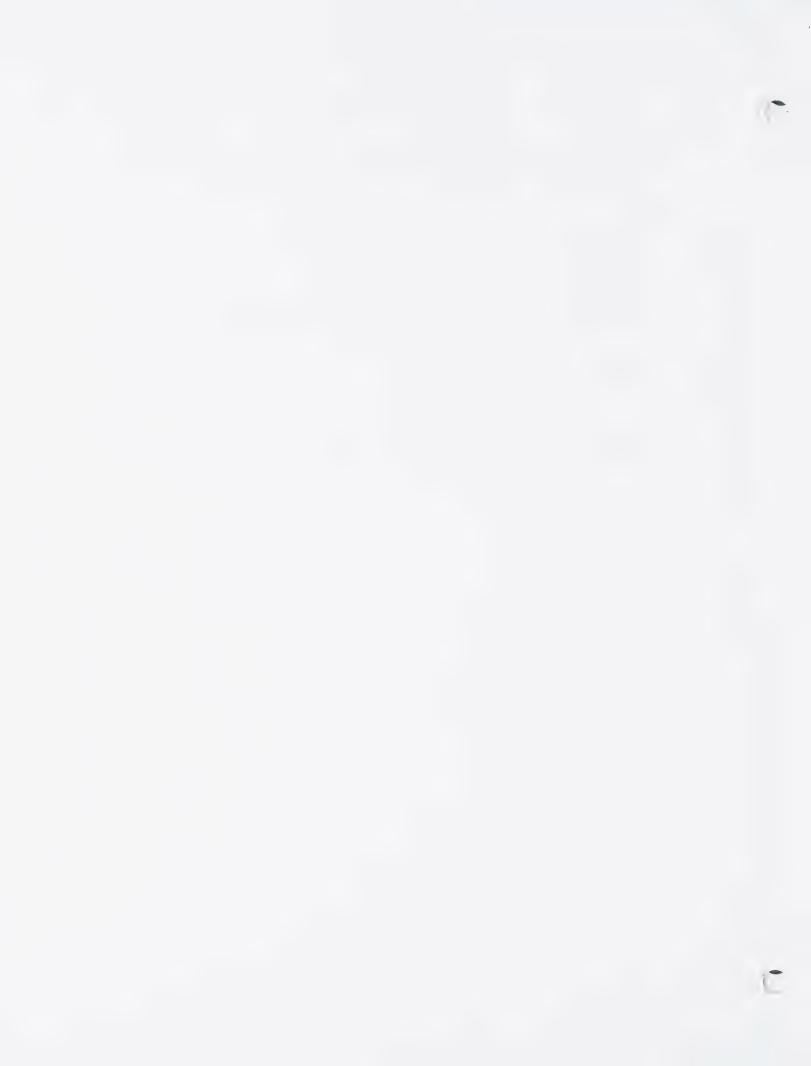
5. BASIS

PART III THE AMENDMENT

1. INTRODUCTION

2. DETAILS OF THE AMENDMENT

PART IV THE APPENDIX



Authority:

Item 3, Economic Development and Planning Committee, Report 1-91

Committee, Report 1-93 CM: January 21, 1992



(PLA 92-002)

Bill No. 1937

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-004

BEING A BY-LAW TO ADOPT AMENDMENT NO. 58 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act, 1983</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

THAT the text attached hereto and so designated is hereby adopted as Amendment No. 58 to the Official Plan for the Hamilton-Wentworth Planning Area.

THAT the Clerk of the Region is hereby directed to forward Amendment No. 58 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.

THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text attached hereto.

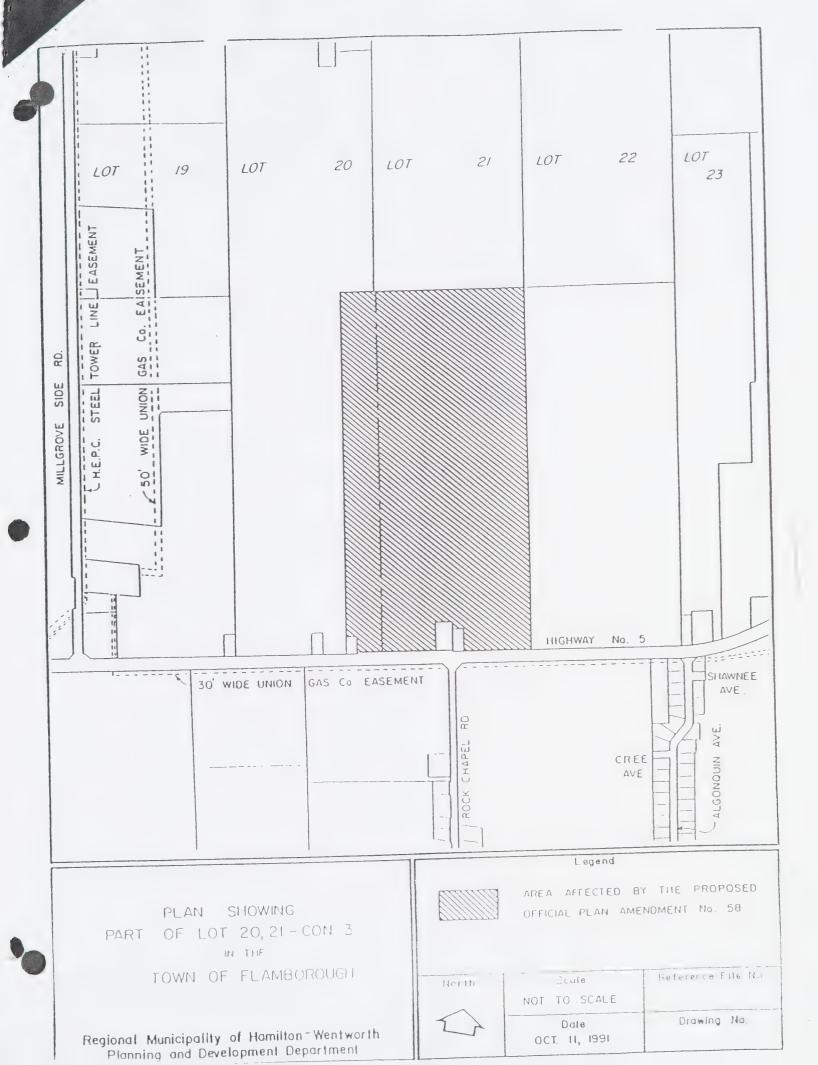
THAT this By-law shall come into force and take effect on the day of its final passing.

"PASSED AND ENACTED THIS 21st DAY OF January , 19 92 "

Chairman

Clerk







Authority:

Economic Development and Planning Committee Item 2, Report 13-92 (PLA 92-085)
CM August 18, 1992

BILL NO. 2031

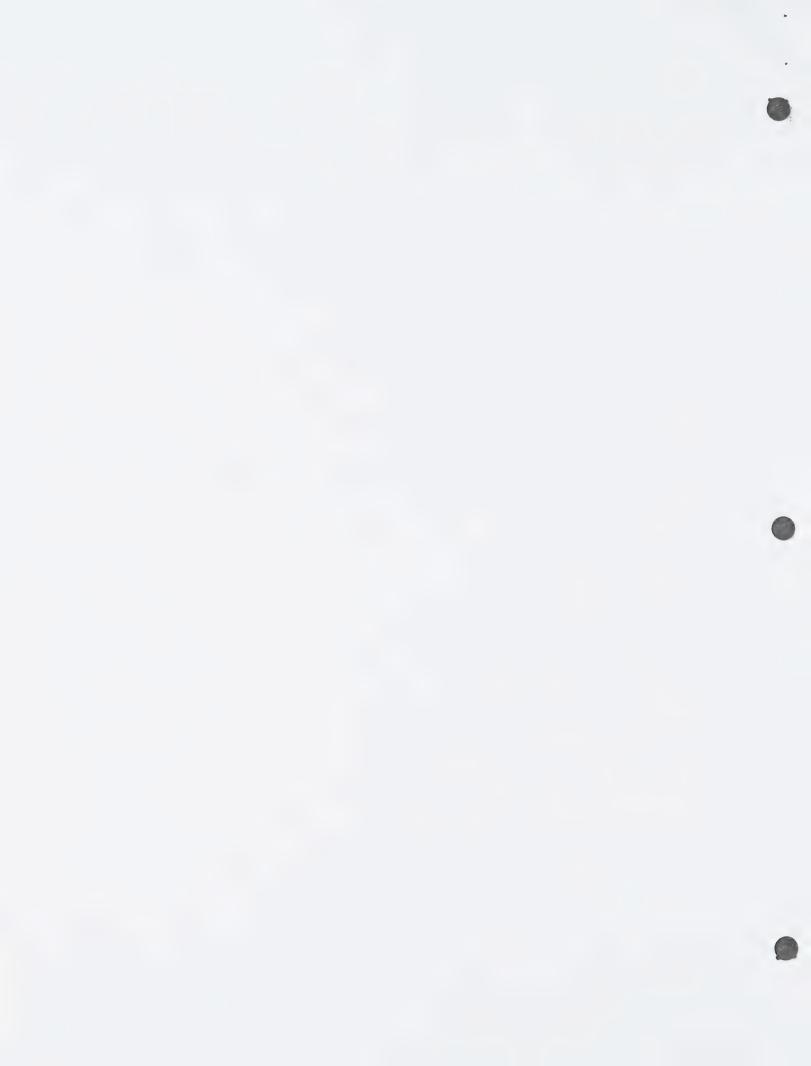
PROPOSED AMENDMENT No. 59

TO

THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

June 1992



Authority: Economic Development and Planning Committee Report 13-92, Item 3 (PLA 92-085)

CM August 18, 1992

Bill No. 2031



BY-LAW NO. R92- 098

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BEING A BY-LAW TO ADOPT AMENDMENT NO. 59 TO
THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text and schedules attached hereto and so designated is hereby adopted as Amendment No. 59 to the Official Plan for the Regional Municipality of Hamilton-Wentworth.
- THAT the Clerk of the Region is hereby directed to forward Amendment No. 59 to the Official Plan for the Regional Municipality of Hamilton-Wentworth to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text and schedules attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 18th day of August 1992,

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- 1. TITLE
- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 4. LOCATION
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT
- SCHEDULES

PART IV THE APPENDIX

PART I - THE CERTIFICATION

AMENDMENT NO. 59

TO THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Amendment No. 59 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, constituting the explanatory text and schedules, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92- 098 in accordance with Section 17 of The Planning Act, on the 18th day of August , 1992.

Chairman

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 59 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text and schedules, constitutes Amendment No. 59 to the Official Plan of the Regional Municipality of Hamilton-Wentworth Official Plan.

3. PURPOSE OF THIS AMENDMENT:

The purpose of this Amendment is to redesignate certain lands from "Rural Policy Areas - Rural Area" to "Urban Policy Areas - Residential & Related Uses" to allow for the further expansion of the Ancaster Urban Boundary.

4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment are bounded on the south by Highway No. 2 (Wilson Street), on the west by Shaver Road, on the north by Jerseyville Road, and on the east by Meadowbrook Drive and the rear lot lines of properties fronting onto Galley Drive, in the Town of Ancaster.

5. BASIS OF THIS AMENDMENT:

The Amendment will allow for the logical extension of the existing urban boundary and afford greater opportunities for the provision of affordable housing in accordance with the Province of Ontario's Policy Statement on Land Use Planning for Housing.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text and schedules, constitutes Amendment No. 59 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

2. **DETAILS OF THE AMENDMENT:**

TEXT CHANGE

The Official Plan of the Regional Municipality of Hamilton-Wentworth is amended as follows:

- (A) Section 2 Urban Policy Areas is hereby amended by adding the following new policy:
 - "2.1.8 Notwithstanding Section 2.1.7 of the Plan, urban development shall be permitted in the area bounded on the south by Highway No. 2 (Wilson Street), on the west by Shaver Road, on the north by Jerseyville Road, and on the east by Meadowbrook Drive and the rear lot lines of properties fronting onto Galley Drive, in the Town of Ancaster."

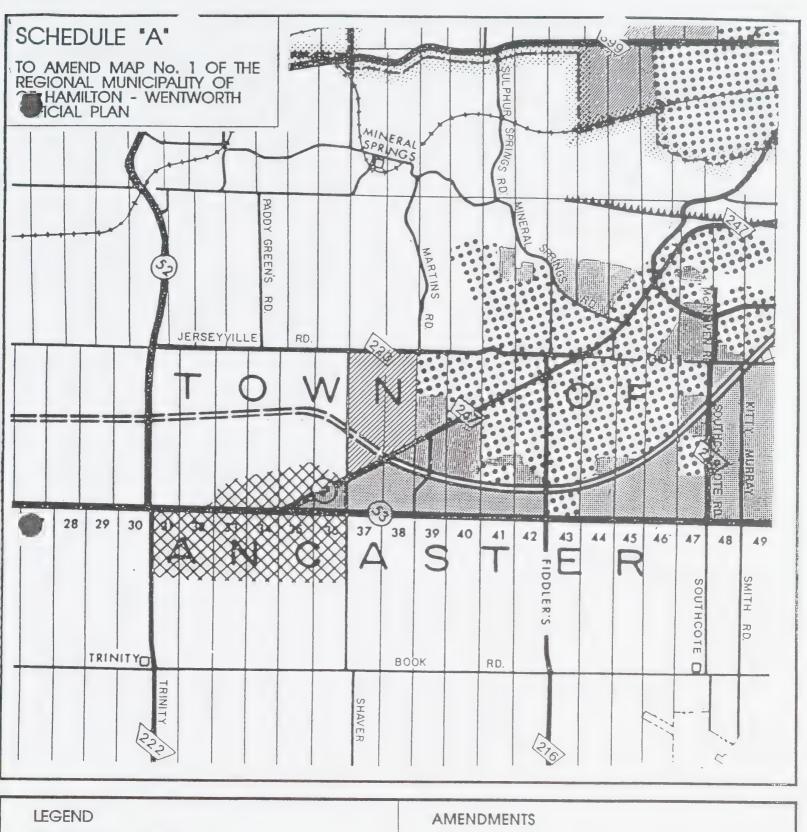
MAP CHANGES

The Official Plan of the Regional Municipality of Hamilton-Wentworth is amended as follows:

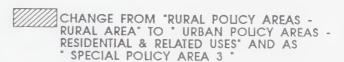
- (B) Map No. 1 "The Regional Development Pattern", a portion of which is attached hereto as Schedule "A", is hereby amended by changing the identified lands from "Rural Policy Areas Rural Area" to "Urban Policy Areas Residential & Related Uses", and to "Special Policy Area 3".
- (C) Map No. 6 "Staging of Development", a portion of which is attached hereto as Schedule "B", is amended by adding the identified lands to "Stage 1".
- (D) Map No.7 "Agricultural Lands and Niagara Escarpment Plan Area", a portion of which is attached hereto as Schedule "C", is amended by deleting the identified lands from "Prime Agricultural Lands".

PART IV

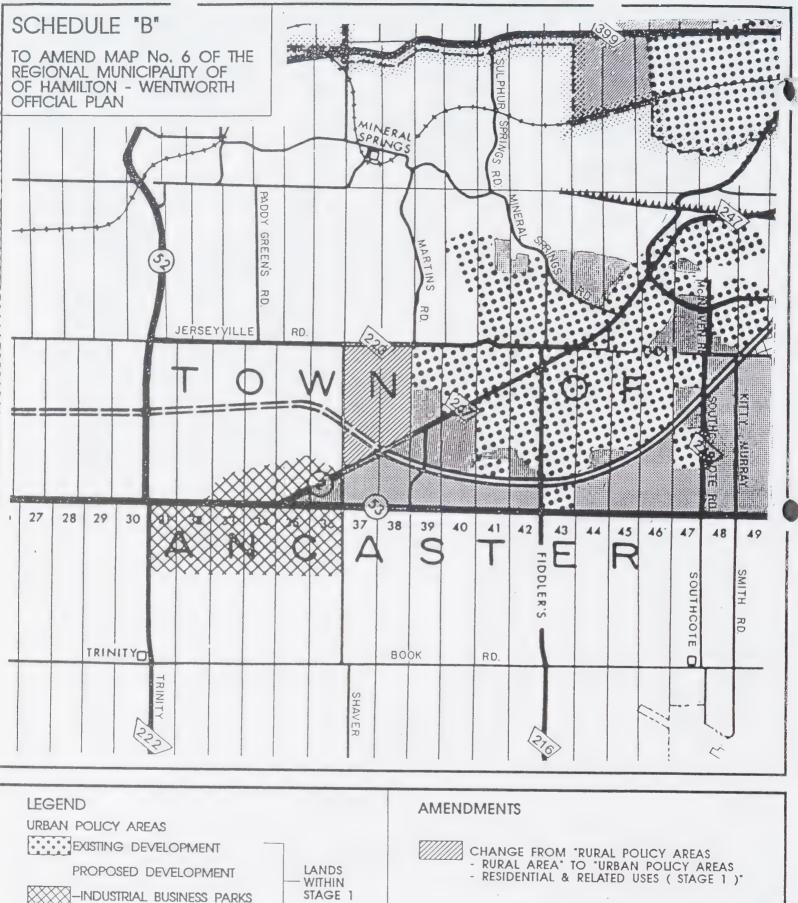
THE APPENDIX



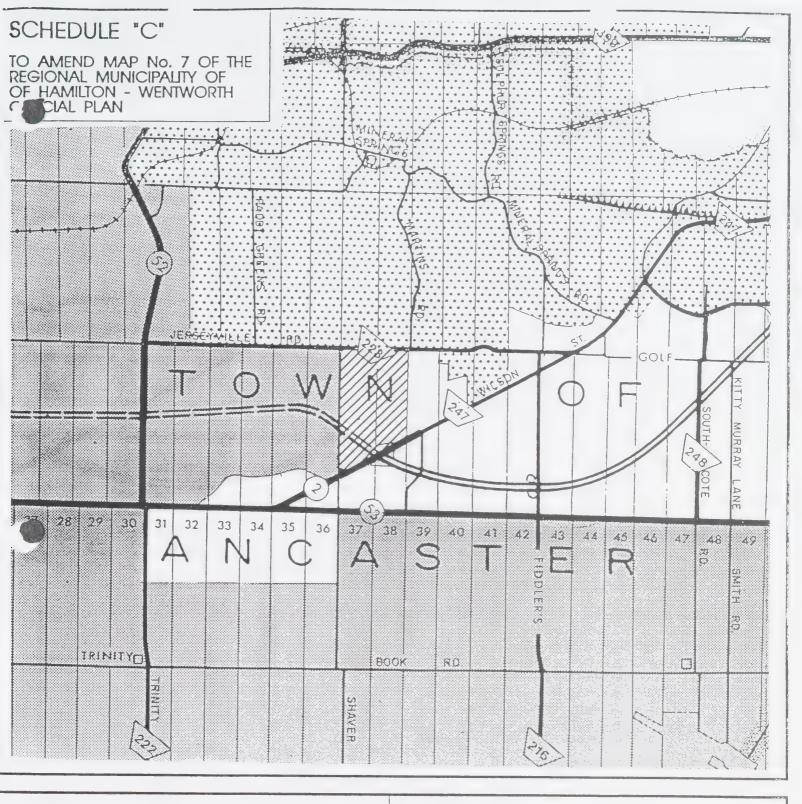
URBAN POLICY AREAS PROPOSED DEVELOPMENT PROPOSED DEVELOPMENT INDUSTRIAL BUSINESS PARKS RESIDENTIAL & RELATED USES RURAL POLICY AREAS RURAL AREA RURAL SETTLEMENTS SPECIAL POLICY AREA 1







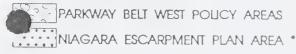
PROPOSED DEVELOPMENT LANDS WITHIN STAGE 1 -RESIDENTIAL & RELATED USES RURAL POLICY AREAS RURAL AREA RURAL SETTLEMENTS SPECIAL POLICY AREA 1 LANDS WITHIN STAGE 1 - RURAL AREA* TO "URBAN POLICY AREAS - RESIDENTIAL & RELATED USES (STAGE 1)" - RURAL AREA* - RESIDENTIAL & RELATED USES (STAGE 1) - RURAL AREA* - RURAL AREA* - RESIDENTIAL & RELATED USES (STAGE 1) - RURAL AREA* - RURAL AREA* - RURAL AREA* - RURAL AREA* - RESIDENTIAL & RELATED USES (STAGE 1) - RURAL AREA* - RURAL ARE



LEGEND







* For Details See Niagara Escarpment Plan, Map 2

AMENDMENTS







Authority: ED&P 5-92, #3

CM March 17, 1992

(PLA 92-024)

URBAN/MUNICIPAL

CA3 ON HW A08

B96

R92.025

Bill No. 1958

PROPOSED AMENDMENT No. 60

TO

THE REGION OF HAMILTON-WENTWORTH

OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

21 November 1991

CM March 17, 1992

(PLA 92-024)



Bill No. 1958

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-025

BEING A BY-LAW TO ADOPT AMENDMENT NO. 60 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act</u>, 1983, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the schedule attached hereto and so designated is hereby adopted as Amendment No. 60 to the Official Plan for the Hamilton–Wentworth Planning Area.
- 2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 60 to the Official Plan for the Hamilton–Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the schedule attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 17th day of March , 1992.

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- 1. TITLE
- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT
- 3. SCHEDULE "A"

PART I - THE CERTIFICATION

AMENDMENT NO. 60

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 60 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text and schedule, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92- 025 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 17th day of March , 1992.

Chairman

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 60 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached schedule, constitutes Amendment No. 60 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to delete the proposed Upper Wellington Street extension, from Rymal Road East to the south limits of the City of Hamilton, from Map No. 5 – Transportation in the Hamilton–Wentworth Official Plan.

4. BASIS OF THIS AMENDMENT:

Upper Wellington Street as an arterial road, as described above, is no longer required based upon the future development pattern for the area.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following schedule, constitutes Amendment No. 60 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. **DETAILS OF THE AMENDMENT:**

Map No. 5 - Transportation, attached hereto as Schedule "A", is hereby amended by deleting Upper Wellington Street, from Rymal Road East to the south limits of the city of Hamilton, as a proposed arterial road.



TRANSPORTATION

DELETE PROPOSED ARTERIAL

Homilton - Wentworth Region Planning & Development Department

ARTERIAL

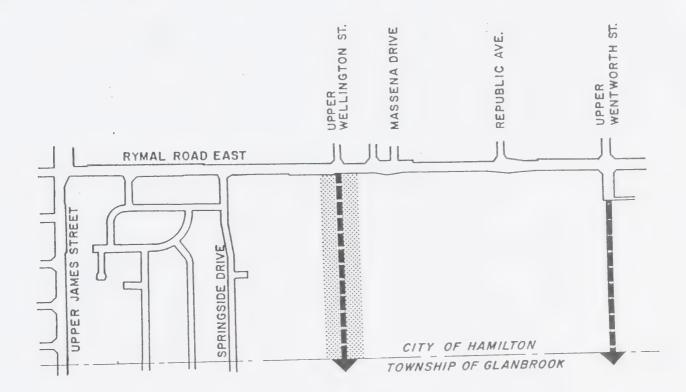
INTER - REGIONAL HIGHWAY

PART IV

THE APPENDIX

APPENDIX MAP
TO AMENDMENT No. 60
TO THE REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN
HAMILTON - WENTWORTH PLANNING AREA

PLAN SHOWING
PART OF LOT 7, CONCESSION 1
formerly in the township of Glanford
now in the
CITY OF HAMILTON







Report 12-93, Item 5 CM July 20, 1993

Bill No. 2168

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R93-097

BEING A BY-LAW TO REPEAL BY-LAW No. R92-019 TO ADOPT O.P.A. No. 61

WHEREAS on the 3rd day of March, 1993, the Council of the Regional Municipality of Hamilton-Wentworth passed Regional By-law R92-019, being a By-law to adopt Amendment No. 61 to the Official Plan for the Hamilton-Wentworth Planning Area;

AND WHEREAS on 7 May 1993 the Minister of Municipal Affairs refused to approve said Official Plan Amendment No. 61;

AND WHEREAS on the 20th day of July, 1993, the Council of the Regional Municipality of Hamilton–Wentworth passed Item # 5 of Report No. 12-93 of the Economic Development and Planning Committee to repeal Regional By-law No. R92-019;

NOW THEREFORE, the Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of <u>The Planning Act</u>, R.S.O. 1990, Ch. P.13, (as amended) hereby enacts as follows:

1. THAT Regional By-law No. R92-019 is hereby repealed.

Chairman

2. THAT this By-law shall come into force and take effect on the date of its passing.

Passed and enacted this 20th day of July, 1993.

Approved as to form

Services



URBAN/MUNICIPAL CA3 ON HWAOS PC PS

Authority: Economic Development and Planning Cmte.
Report 4-92, Item 8
CM March 3, 1992

Bill No. 1952

AMENDMENT NO. 61

TO

THE REGION OF HAMILTON-WENTWORTH
OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

1992 February



Bill No. 1952

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-019

BEING A BY-LAW TO ADOPT AMENDMENT NO. 61 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act, 1983</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text and schedule attached hereto and so designated are hereby adopted as Amendment No. 61 to the Official Plan for the Hamilton-Wentworth Planning Area.
- 2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 61 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text and schedule attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

PASSED AND ENACTED THIS	3rd_	DAY OF	March	, 1	1992
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Chairman



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	5.	BASIS
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1. INTRODUCTION

PART IV THE APPENDIX

2. DETAILS OF THE AMENDMENT



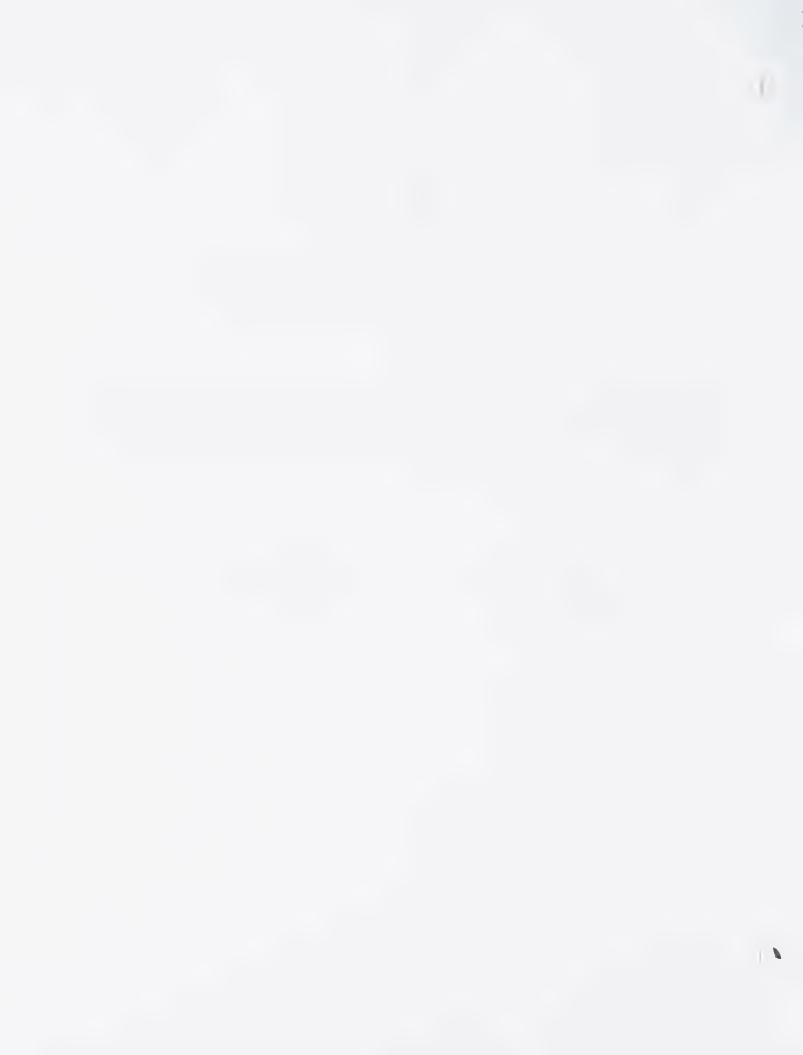
PART I - THE CERTIFICATION

AMENDMENT NO. 61

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 61 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text and Schedule were prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R 92-019 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 3rd day of March , 1992.

Chairman



PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 61 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "PART III - The Amendment", comprising the attached text and Schedule "A", constitutes Amendment No. 61 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

The purpose of this Amendment is to allow for the enlargement and relocation of an existing landscape supply business within the Rural Policy Area by exempting the property from the requirements of Section 3.4.1.2 of the Hamilton-Wentworth Official Plan.

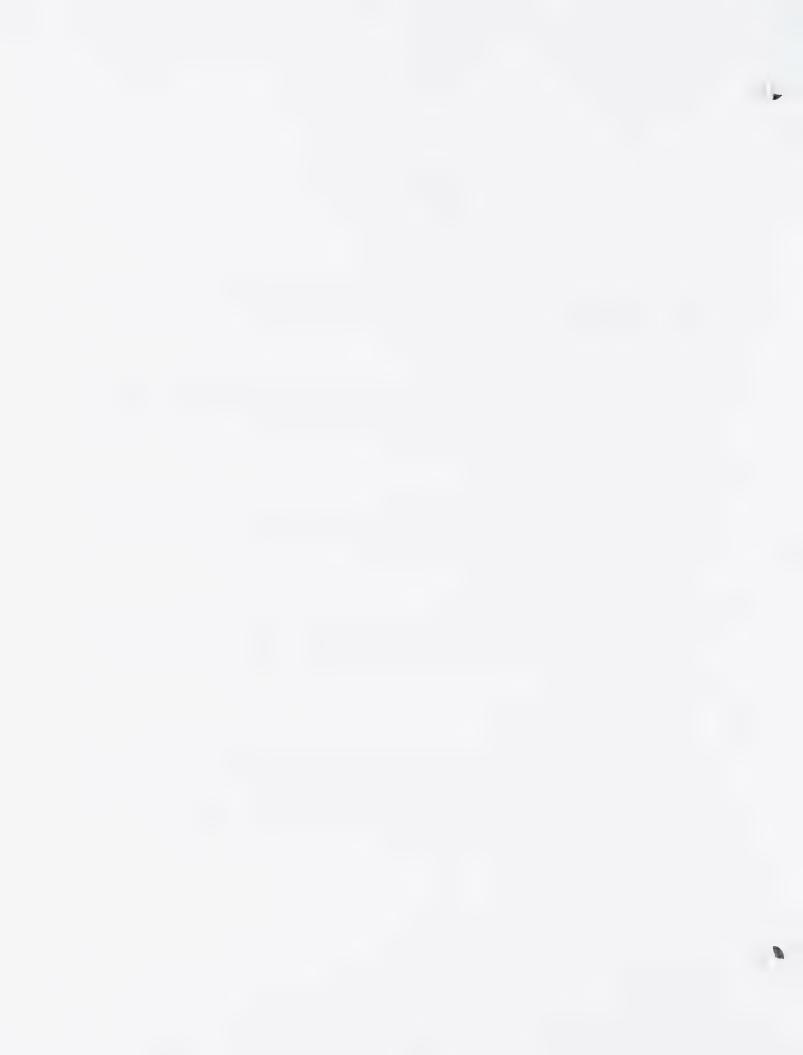
4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment consist of a site having an area of 3.64 ha (9.0 acres) and is located within an 11.96 ha (29.51 acre) parcel of land at the north west corner of Highway Nos. 2 and 52 (1735 Highway No. 2), being Part of Lots 29 and 30, Concession 3, in the Town of Ancaster.

5. BASIS OF THIS AMENDMENT:

This Amendment is the result of an application to permit the enlargement and relocation of an existing landscape supply business. The lands are currently within the "Rural Area" of the "Rural Policy Areas" on Map No. 1 to the Hamilton-Wentworth Official Plan which does not allow for this form of development. However, Council considers the enlargement and relocation of the landscape supply business to be an appropriate land use and supports the proposal.





PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled Part III - The Amendment, which consists of the following text and the attached map designated Schedule "A", constitutes Amendment No. 61 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. DETAILS OF THE AMENDMENT

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is amended by adding to Section 3 of the Plan, the following policy:

"3.1.23 Notwithstanding the provisions of Section 3 of this Plan, a landscape supply business may be established on a 3.64 ha (9 acre) site at the south west corner of a parcel of land located at the north west corner of Highway Nos. 2 and 52, being Part of Lots 29 and 30, Concession 3, in the Town of Ancaster."

PART IV

THE APPENDIX



APPENDIX MAP TO AMENDMENT No. 61 TO THE REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN HAMILTON - WENTWORTH PLANNING AREA

PLAN SHOWING
PART OF LOT 30, CONCESSION 3
in the
TOWN OF ANCASTER







Authority:

Economic Development and Planning Committee Item 2, Report 13-92 (PLA 92-080) CM August 18, 1992

BILL NO. 2030

PROPOSED AMENDMENT No. 62

TO

THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

1992 July 16



Bill No. 2030

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-097

BEING A BY-LAW TO ADOPT AMENDMENT NO. 62 TO
THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text attached hereto and so designated is hereby adopted as Amendment No. 62 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.
- THAT the Clerk of the Region is hereby directed to forward Amendment No. 62 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 18thday of August, 1992.

Clerk



PART I - THE CERTIFICATION

AMENDMENT NO. 62

TO THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Amendment No. 62 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, constituting the explanatory text, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92-097 in accordance with Section 17 of The Planning Act, on the 18th ay of August 1992.

Chalrman Clerk

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- 1. TITLE
- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 4. LOCATION
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT
- 3. SCHEDULES

PART IV THE APPENDIX

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 62 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 62 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to allow for the development of a 24.3 hectare (60 acres) portion of a property for an institutional use, as a charitable camp for agricultural, recreational, educational and religious purposes in the Rural Area, by exempting the subject lands from Section 3 of the Hamilton-Wentworth Official Plan.

4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment are located on the east side of Settlers Road, north of the 5th Concession Road West, being Part of Lots 8, 9 and 10, Concession 5, formerly in the Township of Beverly, now in the Town of Flamborough.

The site is shown in the attached appendix being Part IV of this Amendment.

5. BASIS OF THIS AMENDMENT:

The exemption of this property from Section 3 of the Hamilton-Wentworth Official Plan will allow for the reasonable use of these lands, since both the Town of Flamborough and the Region of Hamilton-Wentworth consider the use of these lands as appropriate for this area.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text, constitutes Amendment No. 62 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

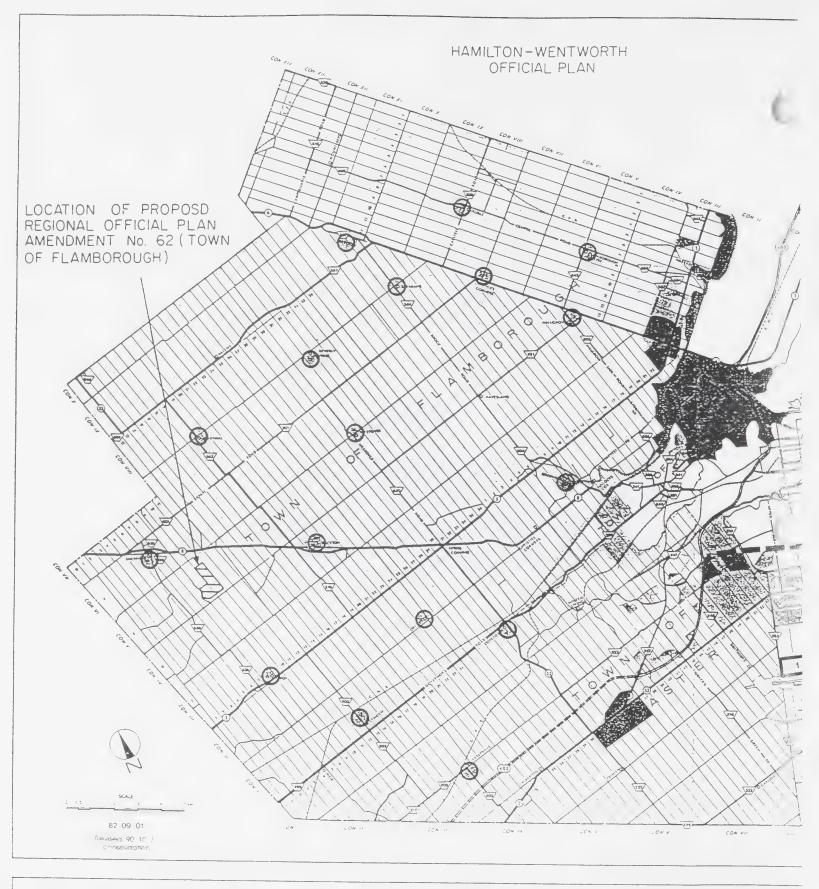
2. <u>DETAILS OF THE AMENDMENT:</u> TEXT CHANGE

The Official Plan of the Regional Municipality of Hamilton-Wentworth is amended by adding to Section 3 of the Plan, the following policy:

"3.1.24 Notwithstanding the provisions of Section 3 of this Plan, an institutional use consisting of a charitable camp for agricultural, recreational, educational, and religious purposes, may be permitted within a 24.3 hectare (60 acres) portion of a property, located on the east side of Settlers Road, north of 5th Concession Road West, being part of Lots 8, 9 and 10, in the former Township of Beverly, now in the Town of Flamborough".

PART IV

THE APPENDIX



URBAN POLICY AREAS

EXISTING DEVELOPMENT

PROPOSED DEVELOPMENT • INDUSTRIAL - BUSINESS PARKS

• RESIDENTIAL & RELATED USES





LEGEND



RURAL POLICY AREAS

RURAL AREA





FUTURE ROADWAY

• SUB - REGIONAL CENTRE



SPECIAL POLICY AREAS



PLAN SHOWING
PART OF LOTS 8, 9, 10 - CONCESSION 5
formerly in the
TOWNSHIP OF BEVERLY
now in the
TOWN OF FLAMBOROUGH

Regional Municipality of Hamilton-Wentworth Planning and Development Department



LOCATION OF PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT No. 62

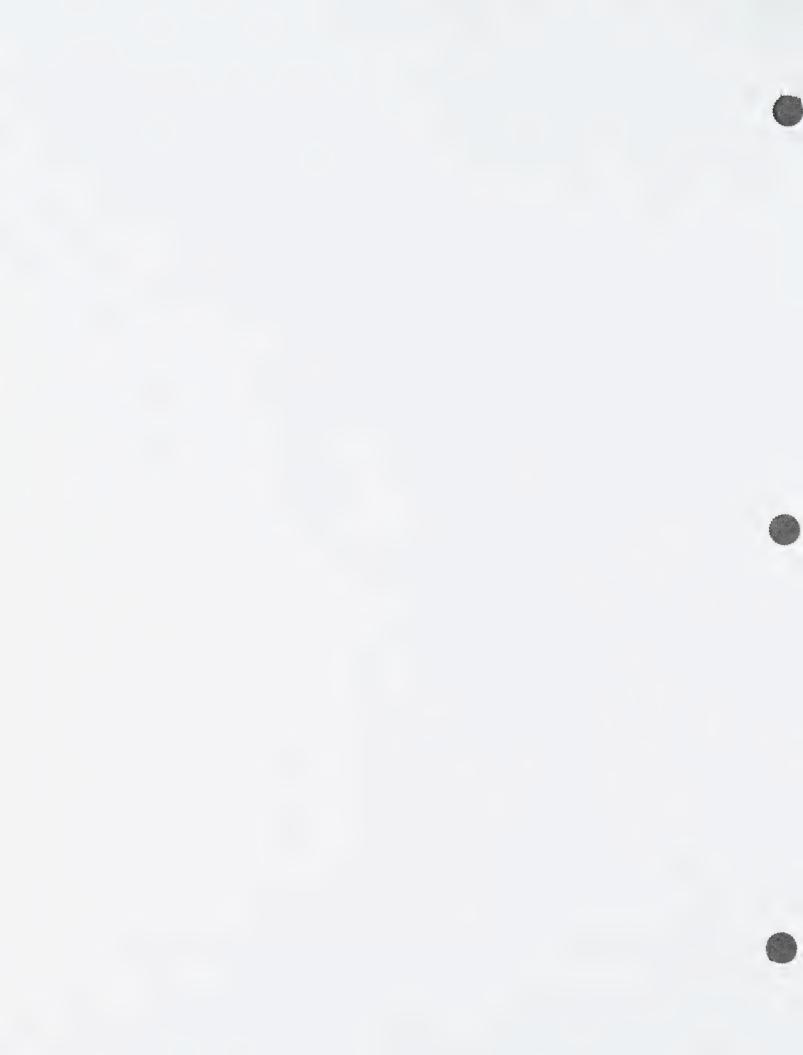


ADDITIONAL LANDS OF APPLICANT

SHEFFIELD RURAL SETTLEMENT AREA



Scale	Reference File No.
NONE	
Date	Drawing No.
JANUARY 9, 1992	



URBAN/MUNICIPAL CA3 ON HW AOS Authority: ED&P 5-92, #4 R92-026 CM March 17, 1992 (PIA 92-027) B96

Bill No. 1959

PROPOSED AMENDMENT No. 63

TO

THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

FEBRUARY 1992

Bill No. 1959

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-026

BEING A BY-LAW TO ADOPT AMENDMENT NO. 63 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act, 1983</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text and schedule attached hereto and so designated is hereby adopted as Amendment No. 63 to the Official Plan for the Hamilton-Wentworth Planning Area.
- 2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 63 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text and schedule attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 17th day of March , 1992.

rman

Clerk

PART I - THE CERTIFICATION

AMENDMENT NO. 63

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 63 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text and schedule was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92- 026 in accordance with Section 17 of The Planning Act, 1983, S.O. 1983, Ch. 1, on the 17thday of March , 1992.

// Clerk

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- 4. LOCATION
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT
- 3. SCHEDULES

PART IV THE APPENDIX

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 63 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text and schedule, constitutes Amendment No. 63 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to allow for the development of an aircraft maintenance and air cargo facility on the southern 25 hectare (62 Acres) of a 39.6 hectare (98 Acre) parcel of land. The facility will be connected directly to Hamilton Airport by a taxiway. The northern 14.6 hectare (36 Acres) will retain the existing Special Policy Area 1 designation, however, the southern 25 hectare (62 Acres) will be redesignated to Industrial—Business Park in the Hamilton-Wentworth Official Plan.

4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment are located on the south side of Dickenson Road, west of Highway No. 6, being part of Lots 2 and 3, Concession 3, in the former Township of Glanford, now in the Township of Glanbrook.

The site is shown in the attached appendix being Part IV of this Amendment.

5. BASIS OF THIS AMENDMENT:

This amendment is the result of an application to permit an air cargo and aircraft maintenance facility at Hamilton Airport. The lands are presently identified as Special Policy Area 1 within the "Urban Policy Areas" on Map No. 1 of the Hamilton-Wentworth Official Plan . Special Policy Area 1 is intended for the expansion of the Airport Industrial-Business Park when the need for expansion is demonstrated and when full municipal services are available. The applicant has demonstrated the need for the facility and is prepared to cover the cost of installing full services to the site. It is therefore appropriate that the Region amend the Hamilton-Wentworth Official Plan to redesignate the subject lands to Industrial-Business Park.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text and schedules, constitutes <u>Amendment No. 63</u> to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. DETAILS OF THE AMENDMENT:

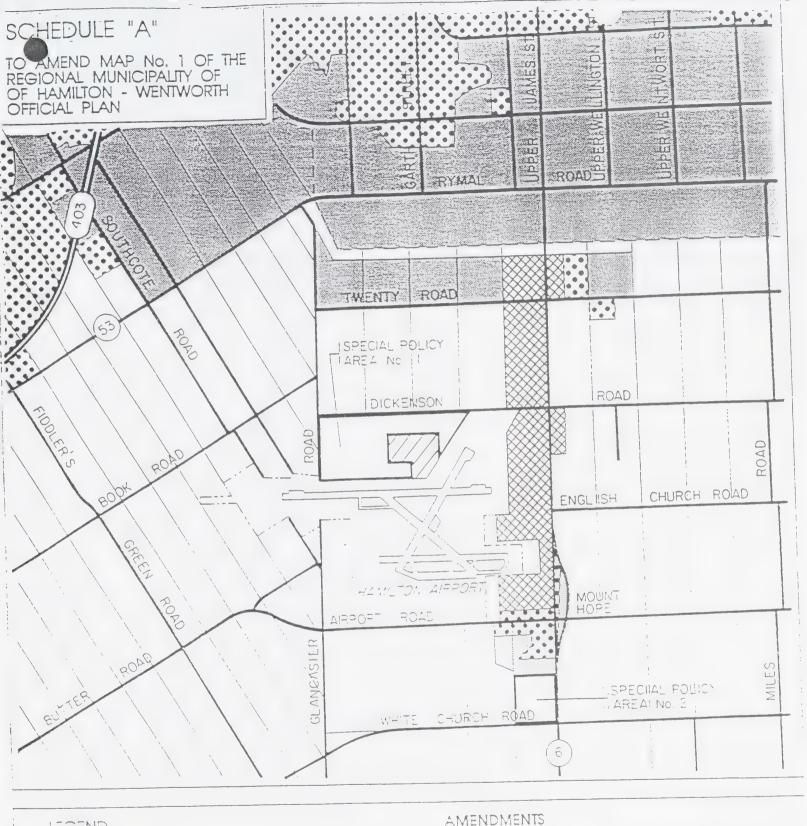
Text Change:

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is amended by adding to subsection 2.3.6 Airport Industrial—Business Park of the Region of Hamilton-Wentworth Official Plan, the following policy:

"2.3.6.6 Notwithstanding the second and third criteria of Policy 2.3.6.4 of this Plan, a 25 hectare (62 acre) parcel of land located south of Dickenson Road and west of Highway No. 6, adjacent to the northerly limits of Hamilton Airport, being Part of Lots 2 and 3, Concession 3, in the Township of Glanbrook, may be utilised for airport-related "Industrial—Business Park" uses in accordance with Policy 2.3.6.1 of this plan."

Map Changes:

- a) Map No. 1 "The Regional Development Pattern", attached as Schedule "A", is amended by redesignating the identified lands within the "Rural Policy Areas—Rural Area" (Special Policy Area 1) to "Urban Policy Areas—Industrial—Business Parks".
- b) Map No. 6 "The Staging of Development", attached as Schedule "B", is amended by redesignating the identified lands from "Rural Policy Areas—Rural Area" to "Stage 1—Industrial—Business Parks".
- c) Map No. 7 "The Agricultural Lands and Niagara Escarpment Plan Area", attached as Schedule "C" is amended by deleting the identified lands from " Prime Agricultural Lands".



LEGEND

URBAN POLICY AREAS

EXISTING DEVELOPMENT

PROPOSED DEVELOPMENT

-INDUSTRIAL BUSINESS PARKS

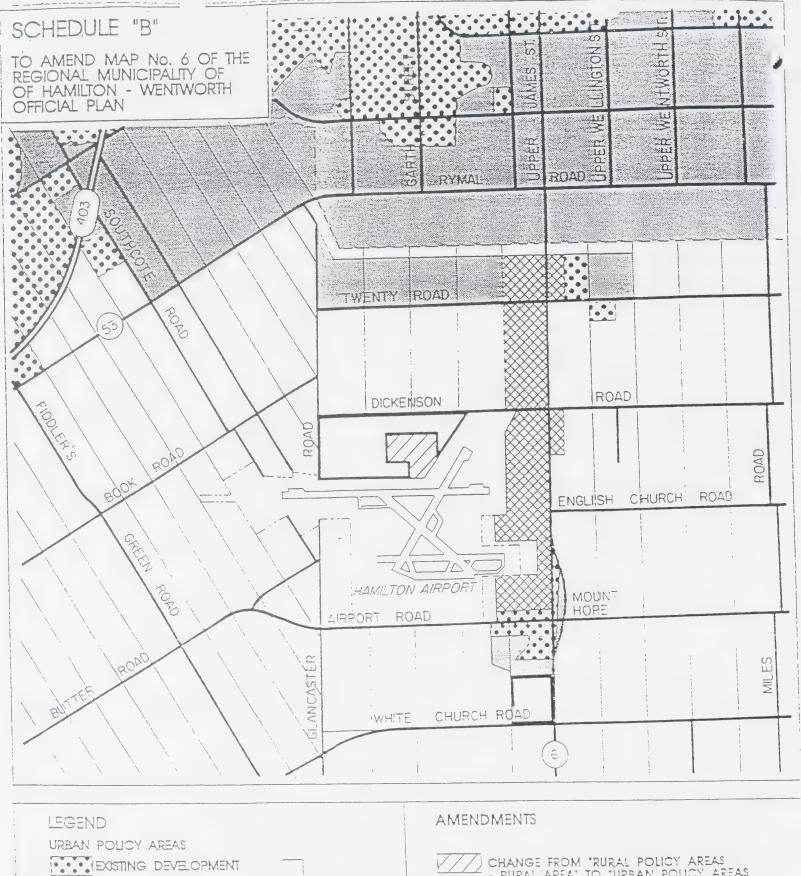
-RESIDENTIAL & RELATED USES

RURAL POLICY AREAS

IRURAL AREA

RURAL SETTLEMENTS

CHANGE FROM "RURAL POLICY AREAS -RURAL AREA" TO " URBAN POLICY AREAS -INDUSTRIAL - BUSINESS PARKS"



LANDS PROPOSED DEVELOPMENT WITHIN STAGE 1 XXX —INDUSTRIAL BUSINESS PARKS -RESIDENTIAL & RELATED USED_ RURAL POLICY AREAS IRURAL AREA RURAL SETTLEMENTS

CHANGE FROM "RURAL POLICY AREAS
- RURAL AREA" TO "URBAN POLICY AREAS
- INDUSTRIAL - BUSINESS PARKS (STAGE 1)"



LEGEND

PRIME AGRICULTURAL LANDS
(Canada Land Inventory Soli Classes 1, 2, 3, 4)

EXAMPLE OF SPECIALTY CROP AREAS (Tender Fruit Sols)

PARKWAY BELT WEST POLICY AREAS

444 ANIAGARA ESCARPMENT PLAN AREA

AMENDMENTS

ZZ LANDS

LANDS TO BE REMOVED FROM "PRIME AGRICULTURAL LANDS"

PART IV

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PLAN SHOWING
PART OF LOTS 2, 3 - CONCESSION 3
formerly in the
TOWNSHIP OF GLANFORD
now in the
TOWNSHIP OF GLANBROOK

LEGEND

LANDS AFFECTED BY REGIONAL OFFICIAL PLAN AMENDMENT No. 63

PLANNING & DEVELOPMENT DEPA



Authority: Economic Development and Planning Report 8-92, Item 7 CM May 5, 1992

Bill 1982

AMENDMENT No. 64

TO

THE REGION OF HAMILTON-WENTWORTH
OFFICIAL PLAN

HAMILTON-WENTWORTH PLANNING AREA

1 April 1992

R92-044

Authority: ED&P 8-92, #7 CM May 5, 1992 PLA 92-042



Bill No.

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92-049

BEING A BY-LAW TO ADOPT AMENDMENT NO. 64 TO THE OFFICIAL PLAN FOR THE HAMILTON-WENTWORTH PLANNING AREA ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of The Planning Act, S.O. 1983, Ch. 1, hereby enacts as follows:

- THAT the text attached hereto and so designated is hereby adopted as Amendment No. 64 to 1. the Official Plan for the Hamilton-Wentworth Planning Area.
- 2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 64 to the Official Plan for the Hamilton-Wentworth Planning Area, to the Minister of Municipal Affairs for approval.
- THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended 3. by adding thereto the text attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 5th day of May , 1992.

PART I - THE CERTIFICATION

AMENDMENT NO. 64

TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN THE HAMILTON-WENTWORTH PLANNING AREA

Amendment No. 64 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, constituting the explanatory text was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92-049 in accordance with Section 17 of The Planning Act, on the 5th day of May , 1992.

Chairman

Clerk

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PART II PREAMBLE

1. TITLE

- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 4. LOCATION
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT

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PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text, constitutes Amendment No. 64 to the Region of Hamilton–Wentworth Official Plan, Hamilton–Wentworth Planning Area.

2. <u>DETAILS OF THE AMENDMENT:</u> TEXT CHANGE

The Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area, is amended by adding to Section 3 of the Region of Hamilton-Wentworth Official Plan, the following policy:

"3.1.24 Notwithstanding the provisions of Section 3 of the Plan, those commercial uses, as defined in the Local Official Plan, will be permitted on a 0.94 hectare parcel located on Part Lot 4, Block 4, Concession 1, in the former Township of Binbrook, now in the Township of Glanbrook."

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 64 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 64 to the Region of Hamilton-Wentworth Official Plan, Hamilton-Wentworth Planning Area.

3. PURPOSE OF THIS AMENDMENT:

This Amendment will allow for the expansion of the existing "Farmer Al's Market" to permit a wider range of commercial uses.

4. LOCATION OF THE AMENDMENT:

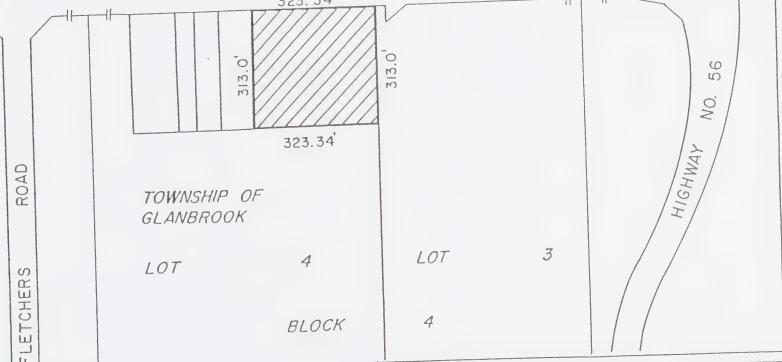
The lands affected by this Amendment are located on the south side of Highway No. 53, between Fletcher's Road and Highway No. 56, being part of Lot 4, Block 4, Concession 1, in the former Township of Binbrook, now in the Township of Glanbrook.

The site is shown in the attached appendix being Part IV of this Amendment.

5. BASIS OF THIS AMENDMENT:

The proposal to allow for a broader range of commercial uses on this site is considered appropriate.

APPENDIX MAP TO AMENDMENT No. 64 TO THE REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN HAMILTON - WENTWORTH PLANNING AREA PLAN SHOWING PART OF LOT 4, BLOCK 4, CONCESSION 1 formerly in the TOWNSHIP OF BINBROOK now in the TOWNSHIP OF GLANBROOK 15 105 30 S. WEST യ HIGHWAY ROAD CITY OF STONEY CREEK 2nd A 10 -- HIGHWAY No. 53 323.34 0 9 3 5 M





PART IV

THE APPENDIX

BILL No. 2014

R92-080

PROPOSED AMENDMENT No. 65

TO

THE OFFICIAL PLAN

URBAN MUNICIPAL JUN = 0 1073 GOV MENT DOCUMENTS

OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

1992 May 25

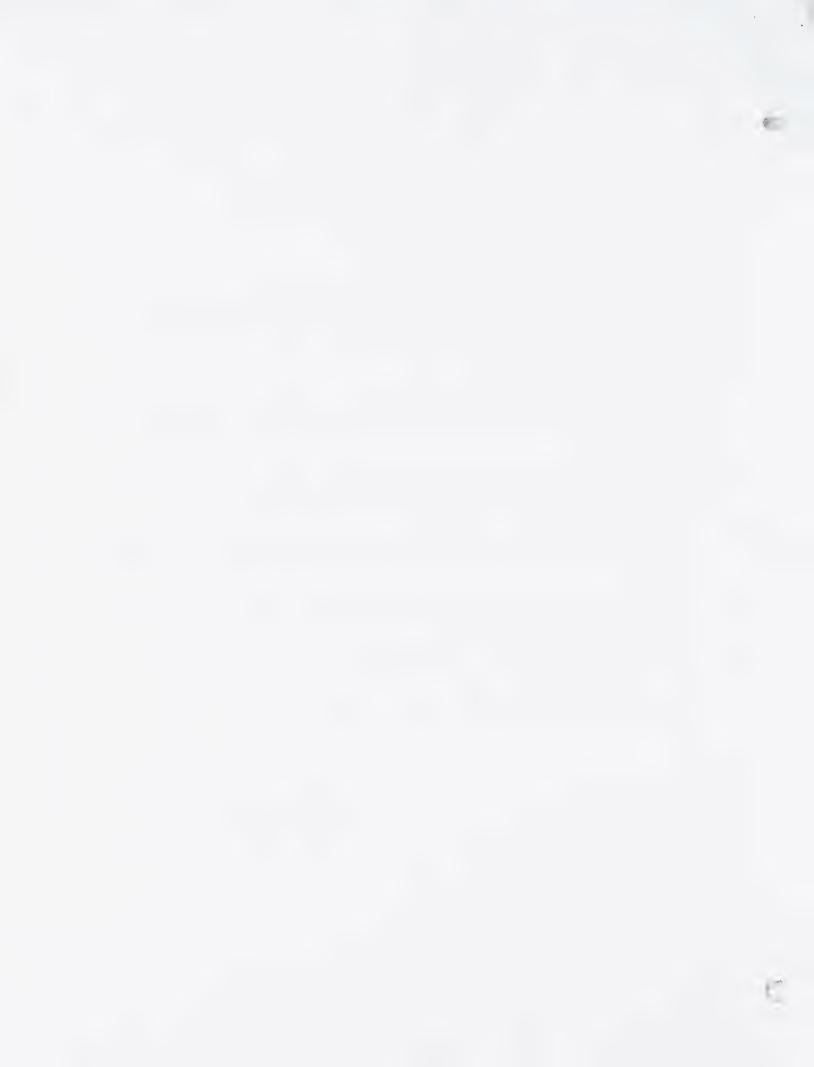


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CERTIFICATE PAGE

APPROVAL PAGE OF THE MINISTER OF MUNICIPAL AFFAIRS

PART II PREAMBLE

- 1. TITLE
- 2. COMPONENTS OF THIS AMENDMENT
- 3. PURPOSE
- 4. LOCATION
- 5. BASIS

PART III THE AMENDMENT

- 1. INTRODUCTION
- 2. DETAILS OF THE AMENDMENT

PART IV THE APPENDIX



PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 65 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 65 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to permit the conveyance of a lot and the establishment of a church in the Rural Policy Area of the Hamilton-Wentworth Official Plan.

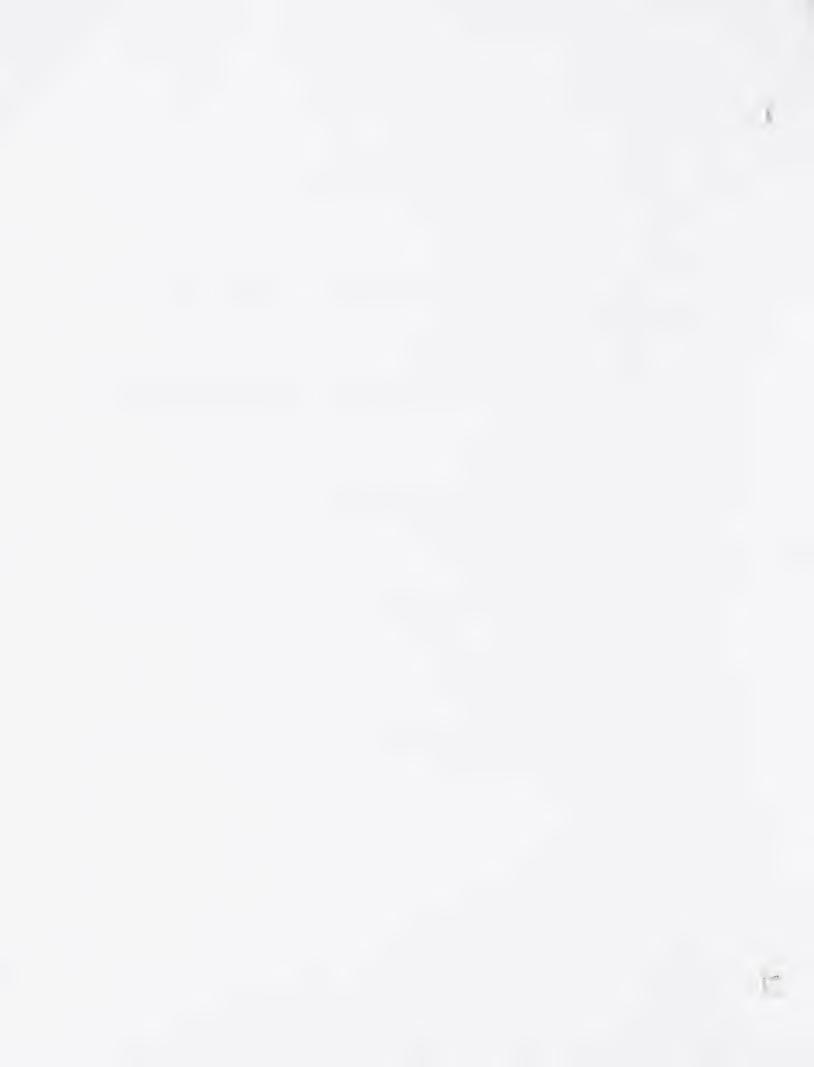
4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment consist of 1 hectare located on the east side of Shaver Road approximately 100 metres south of Highway No. 53, being part of municipal 623 Shaver Road, Town of Ancaster (Part Lot 37, Conc. 4).

The site is shown in the attached appendix being Part IV of this Amendment.

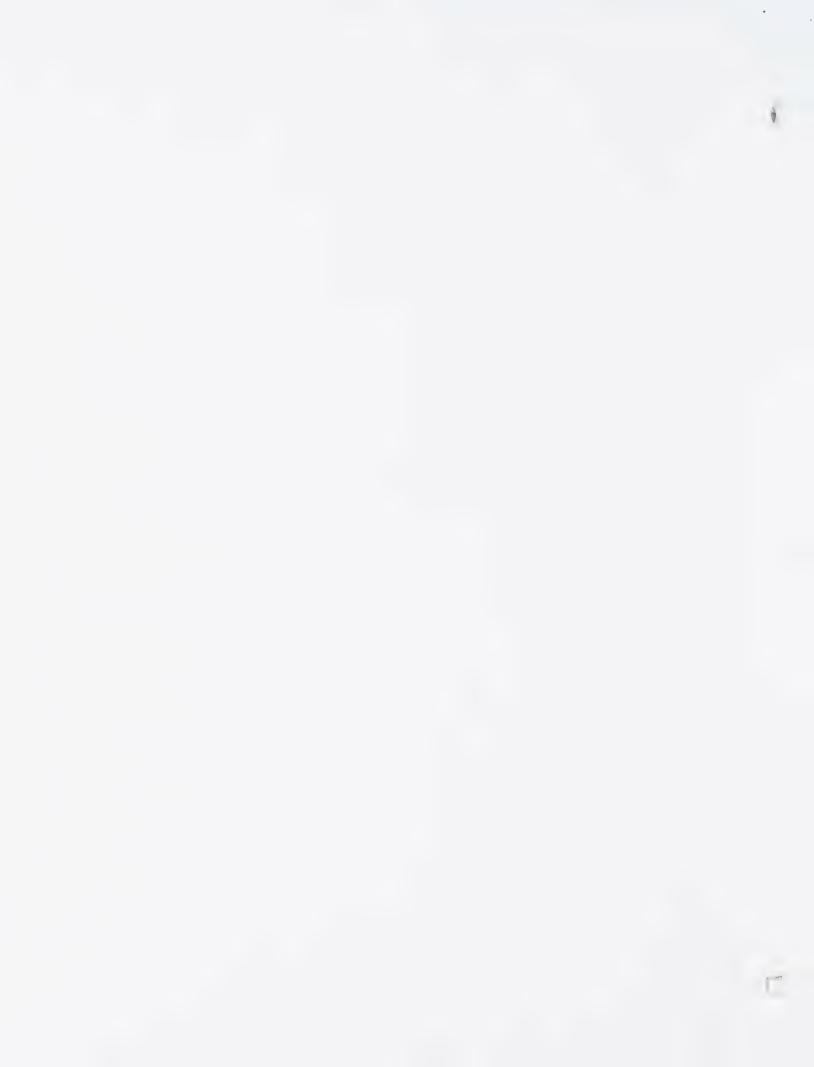
5. BASIS OF THIS AMENDMENT:

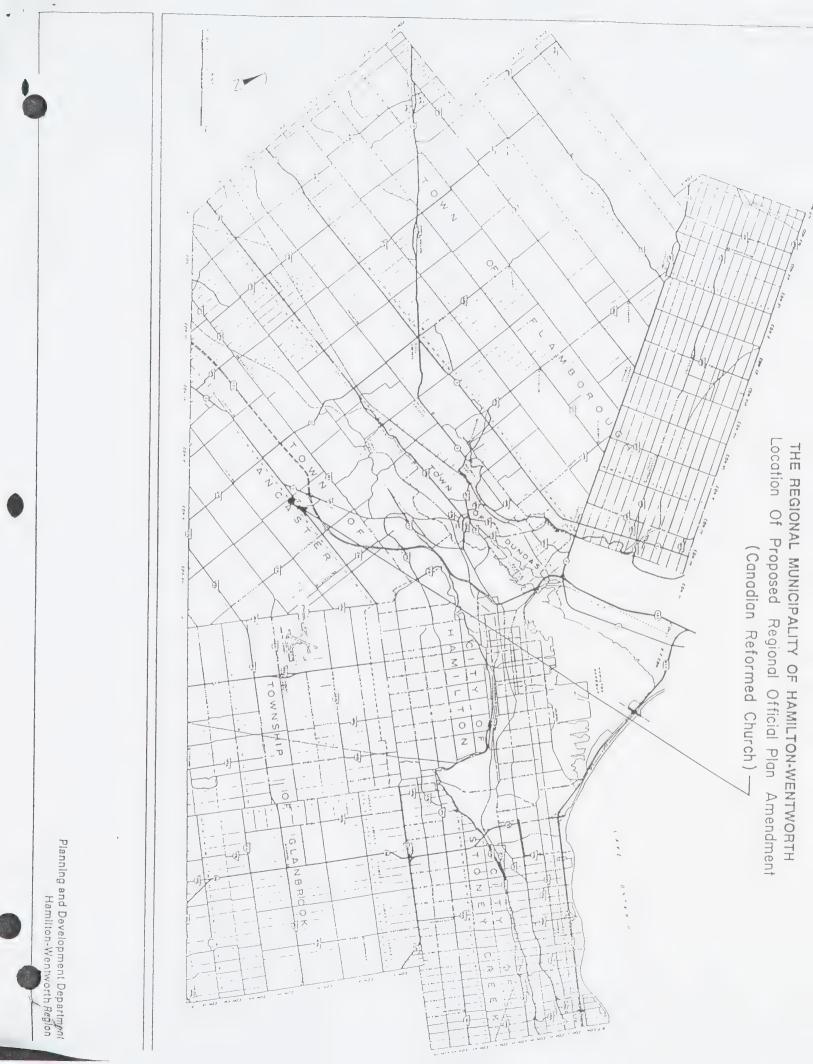
Regional Council considers the establishment of a church at this location to be an appropriate land use, and supports the proposal.



PART IV

THE APPENDIX







Bill No. 2048

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R92- 116

BEING A BY-LAW TO ADOPT AMENDMENT NO. 66 TO
THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton–Wentworth in accordance with the provisions of Section 17 and 21 of <u>The Planning Act</u>, S.O. 1983, Ch. 1, hereby enacts as follows:

- 1. THAT the text attached hereto and so designated is hereby adopted as Amendment No. 66 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.
- 2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 66 to the Official Plan of the Regional Municipality of Hamilton–Wentworth, to the Minister of Municipal Affairs for approval.
- 3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text attached hereto.
- 4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 20thday of October, 1992.

Clerk

PART I - THE CERTIFICATION

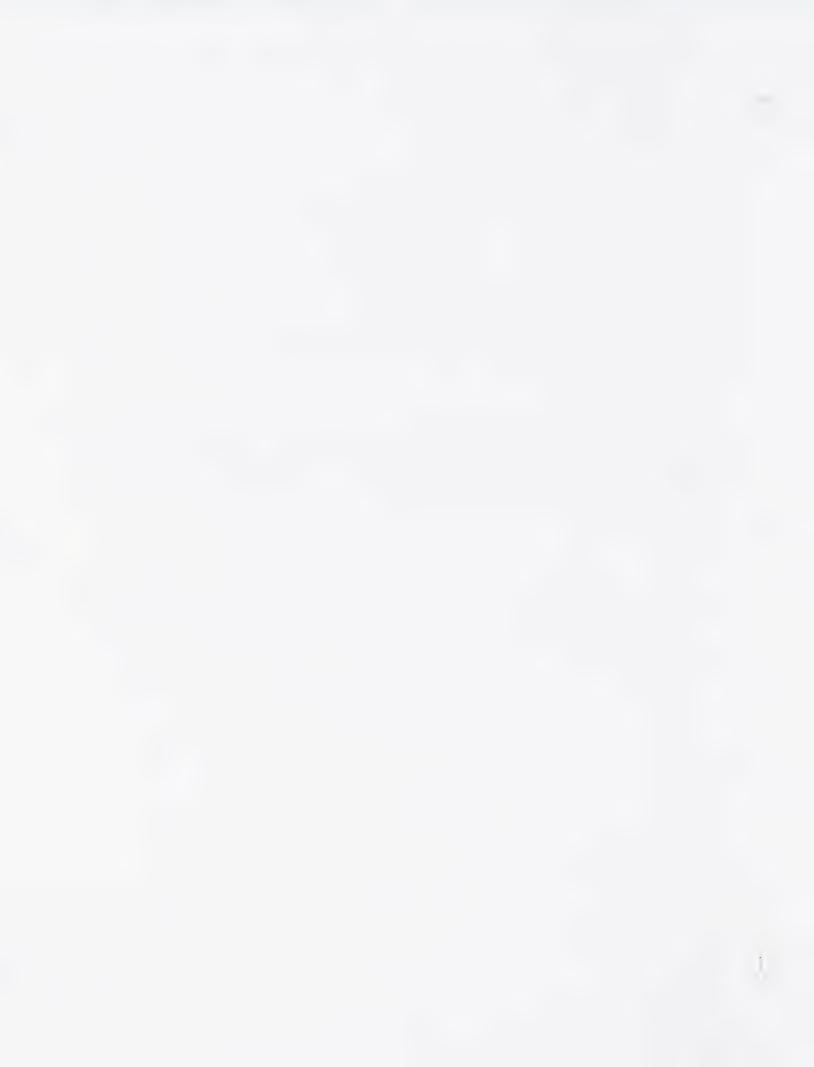
AMENDMENT NO. 66

TO THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Amendment No. 66 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, constituting the explanatory text, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R92-116 in accordance with Section 17 of The Planning Act, on the 20 day of October 1992.

A C



PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 66 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 66 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to permit a large scale highway-retail commercial development on a 18.84 hectare (46.6 acre) property in the Rural Area, by exempting the subject lands from Section 3 of the Hamilton–Wentworth Official Plan.

4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment are located on the west side of Highway No. 6, south of Carlisle Road, being Part of Lot 12, Concession 7, formerly in the Township of West Flamborough, now in the Town of Flamborough.

The site is shown in the attached appendix being Part IV of this Amendment.

5. BASIS OF THIS AMENDMENT:

The exemption of this property from Section 3 of the Hamilton-Wentworth Official Plan will allow the reasonable use of these lands, since Council considers the use of these lands as appropriate for the area.



PART III - THE AMENDMENT

1. INTRODUCTION:

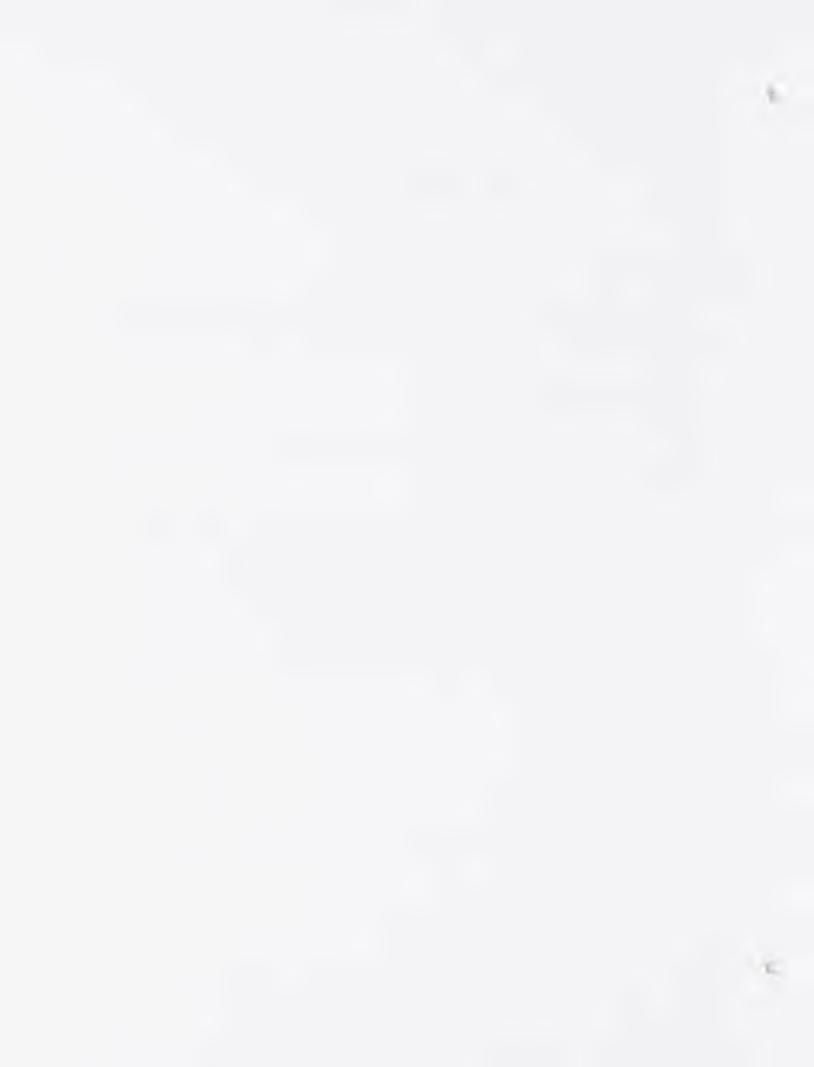
The whole of this part of the document entitled <u>Part III - The Amendment</u>, which consists of the following text, constitutes Amendment No. 66 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

2. <u>DETAILS OF THE AMENDMENT:</u> TEXT CHANGE

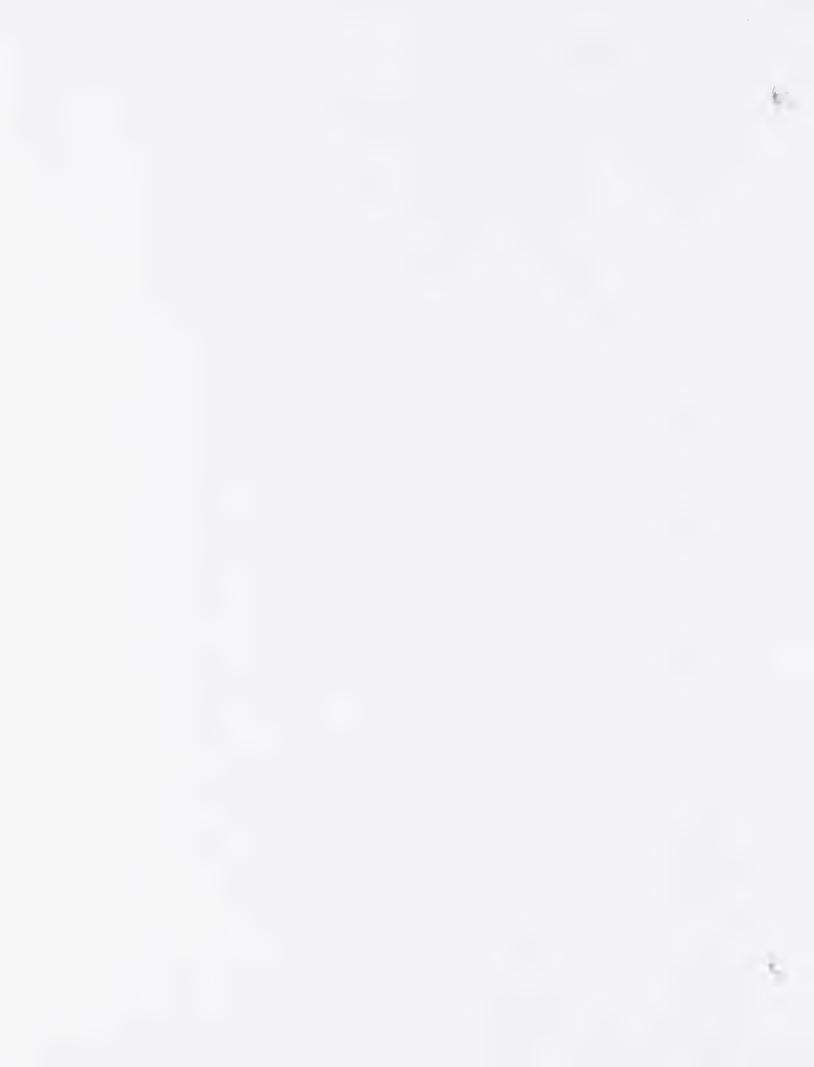
The Official Plan of the Regional Municipality of Hamilton-Wentworth is amended by adding to Section 3 of the Plan, the following policy:

"3.1.27

Notwithstanding the provisions of Section 3 of this Plan, a large scale highway-retail commercial development consisting of an auto mall, factory warehouse outlets, recreational vehicle sales and service, boat sales and service and marine equipment, convention and banquet facility, restaurant, gas bar and convenience store, may be permitted on a 18.84 hectare (46.6 acre) property, located on the west side of Highway No. 6, south of Carlisle Road, being part of Lot 12, Concession 7, in the former Township of West Flamborough, now in the Town of Flamborough".



Planning and Development Department Hamilton-Wentworth Region





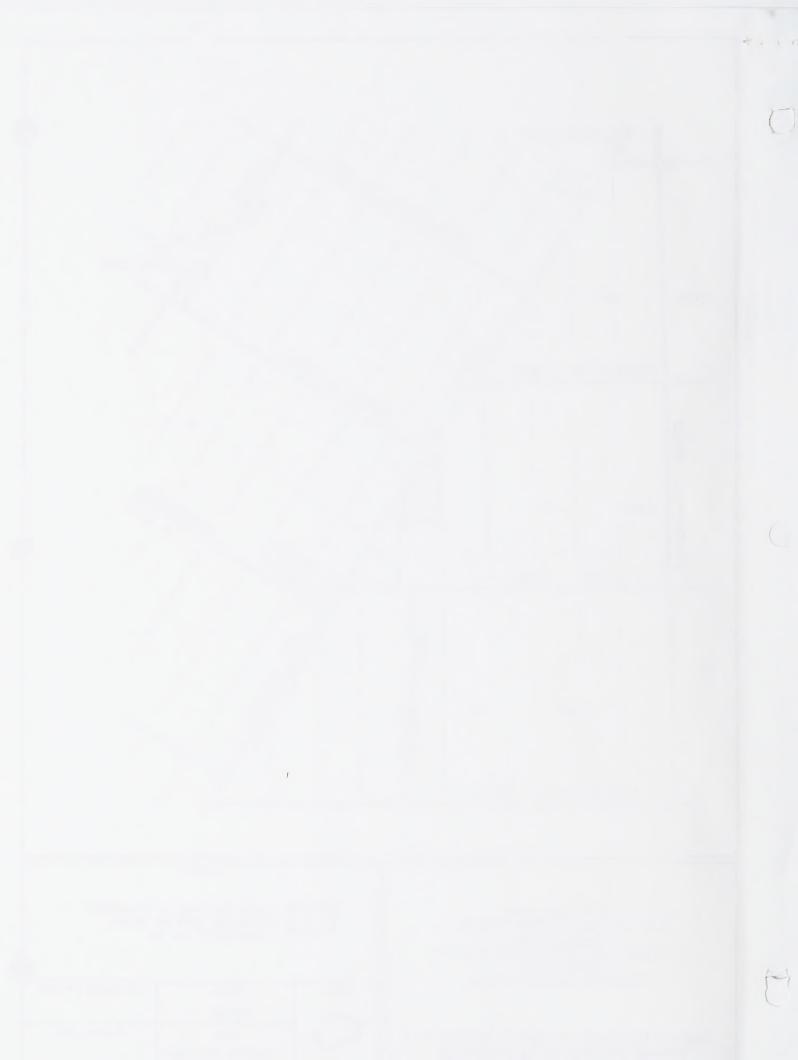
PLAN SHOWING
PART OF LOT 12, CONCESSION 7
formerly in the
TOWNSHIP OF WEST FLAMBOROUGH
now in the
TOWN OF FLAMBOROUGH

Regional Municipality of Hamilton-Wentworth Planning and Development Department Legend



AREA AFFECTED BY PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT No. 66

North	Scale	Reference File No.	
	NONE		
N	Date	Drawing No.	
	MARCH 27, 1992		





ACCOPRESS

BLEU BLEU R. GRIS

